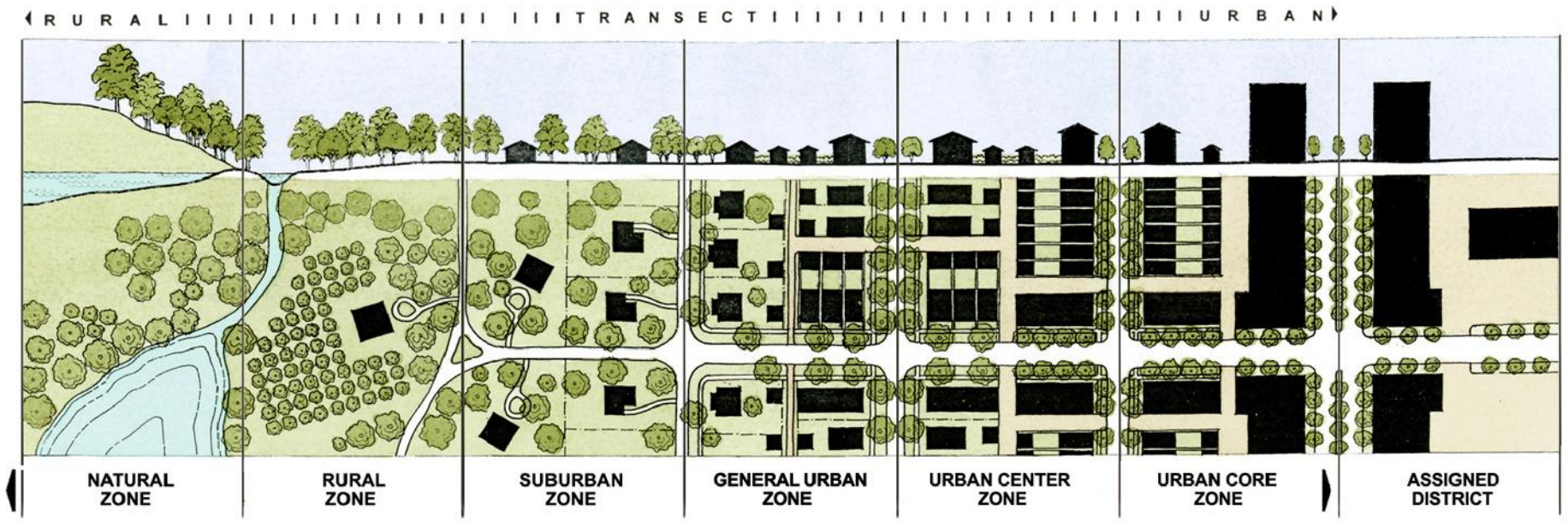
MAKING TOD A REALITY IN THE SAN JOAQUIN VALLEY

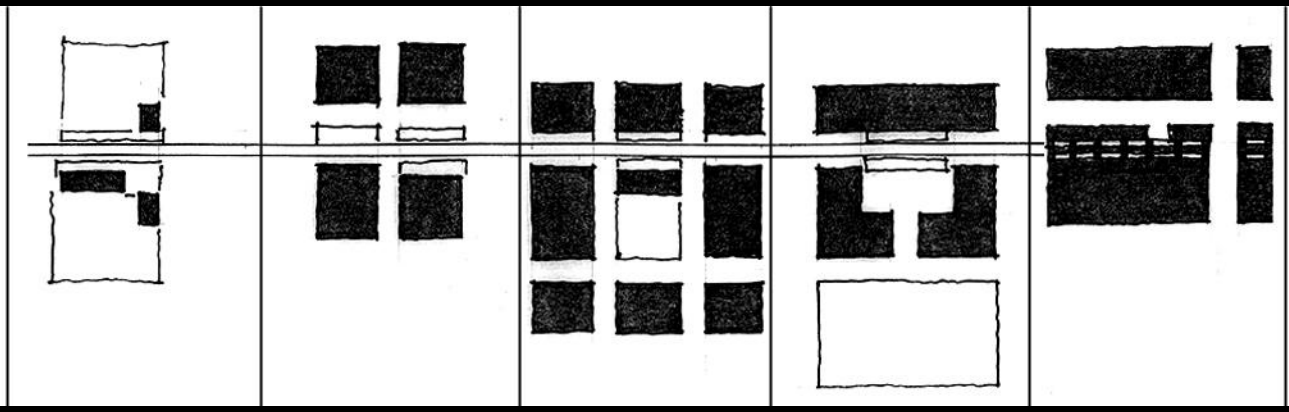
Fresno | January 21, 2010

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

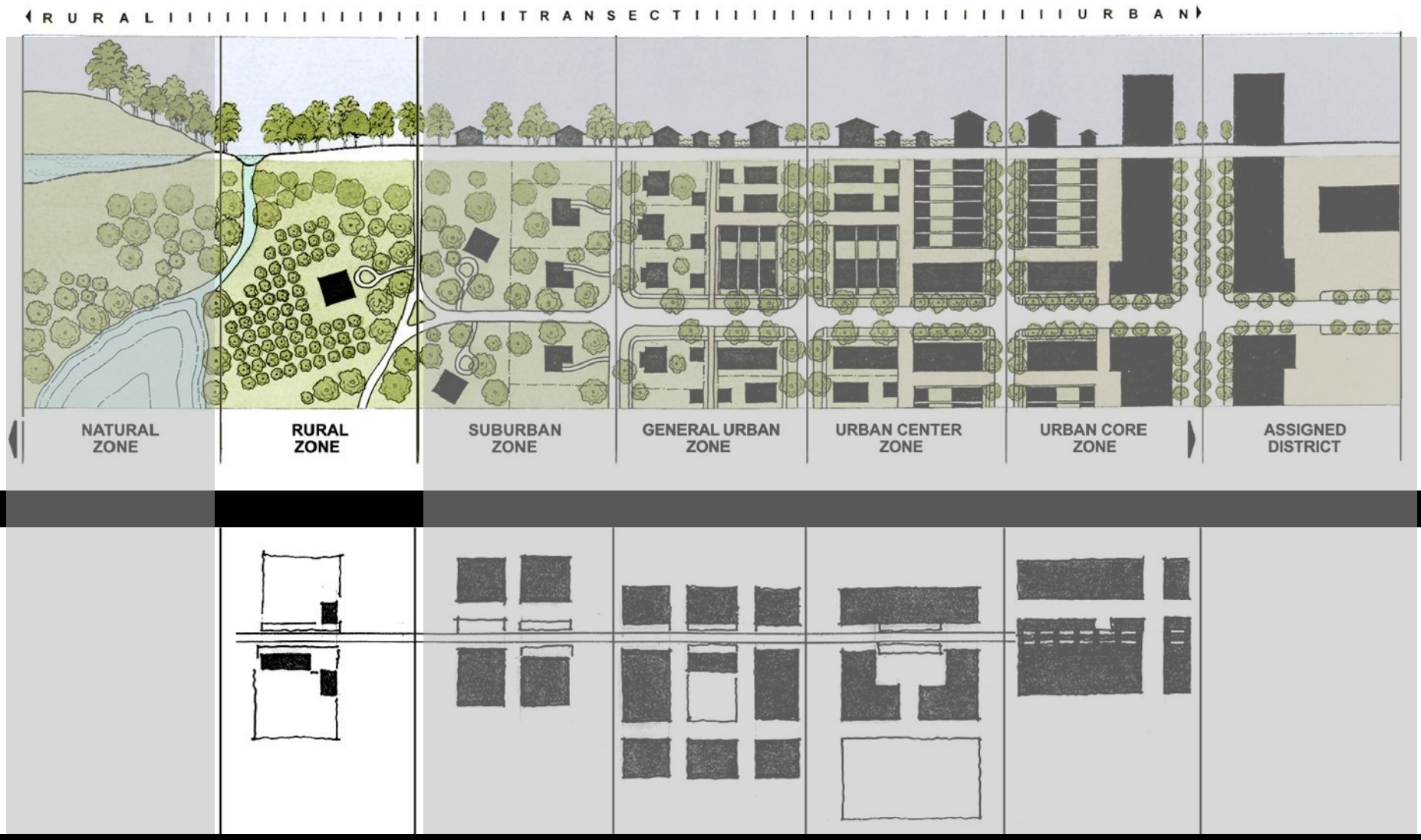
Part I
TOD FORM SHOULD VARY ACCORDING TO METROPOLITAN LOCATION

TOD Typology by Transect





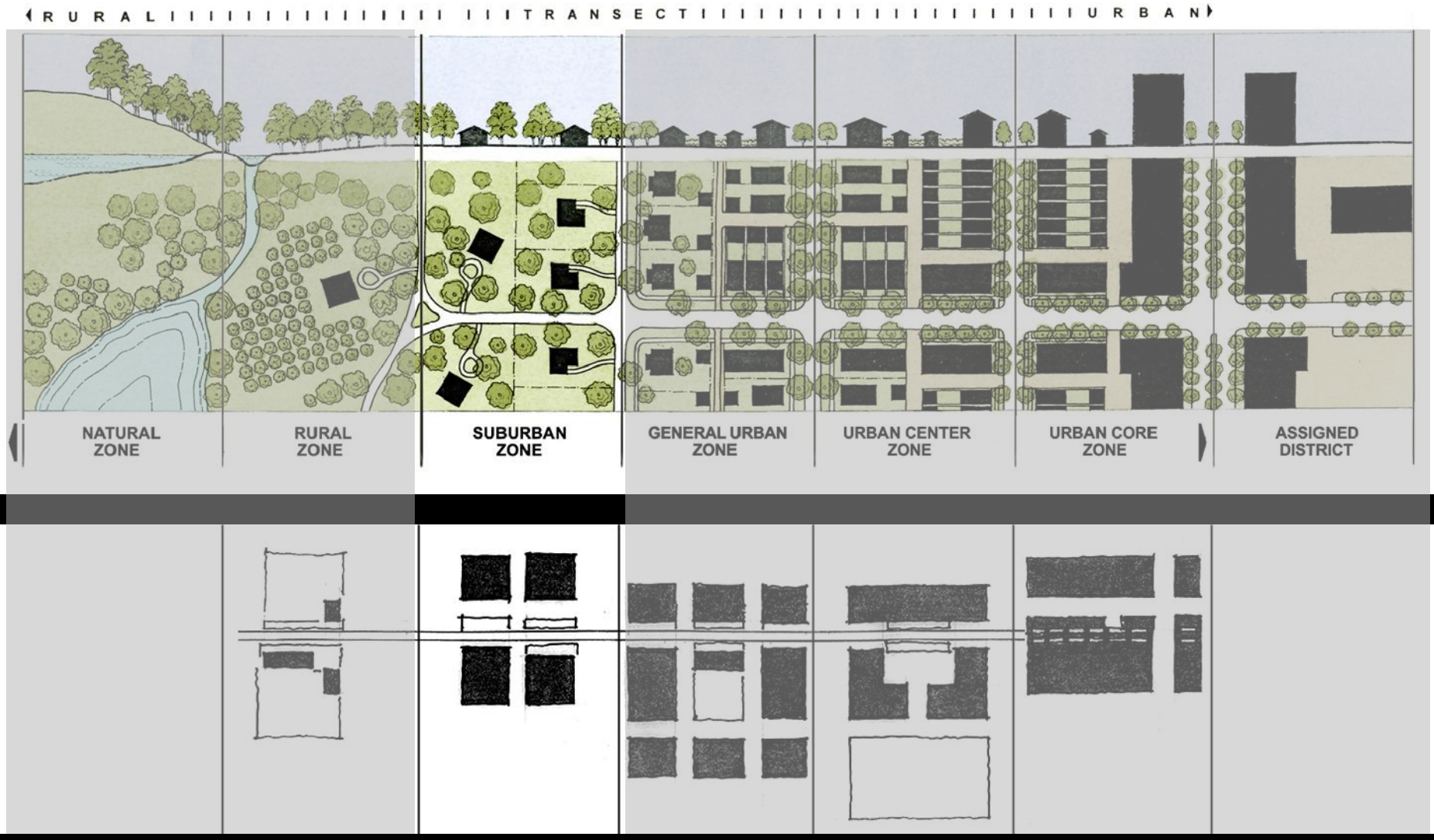
T2


RURAL
TRANSECT
URBAN
NATURAL ZONE
RURAL ZONE
SUBURBAN ZONE
GENERAL URBAN ZONE
URBAN CENTER ZONE
URBAN CORE ZONE
ASSIGNED DISTRICT
Platform
Intersection
Square
Plaza / Park
Thoroughfare

20 Minute
Parking
Monday to Friday
11AM to 2PM

720

T3


RURAL
TRANSECT
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SUBURBAN ZONE
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URBAN CENTER ZONE
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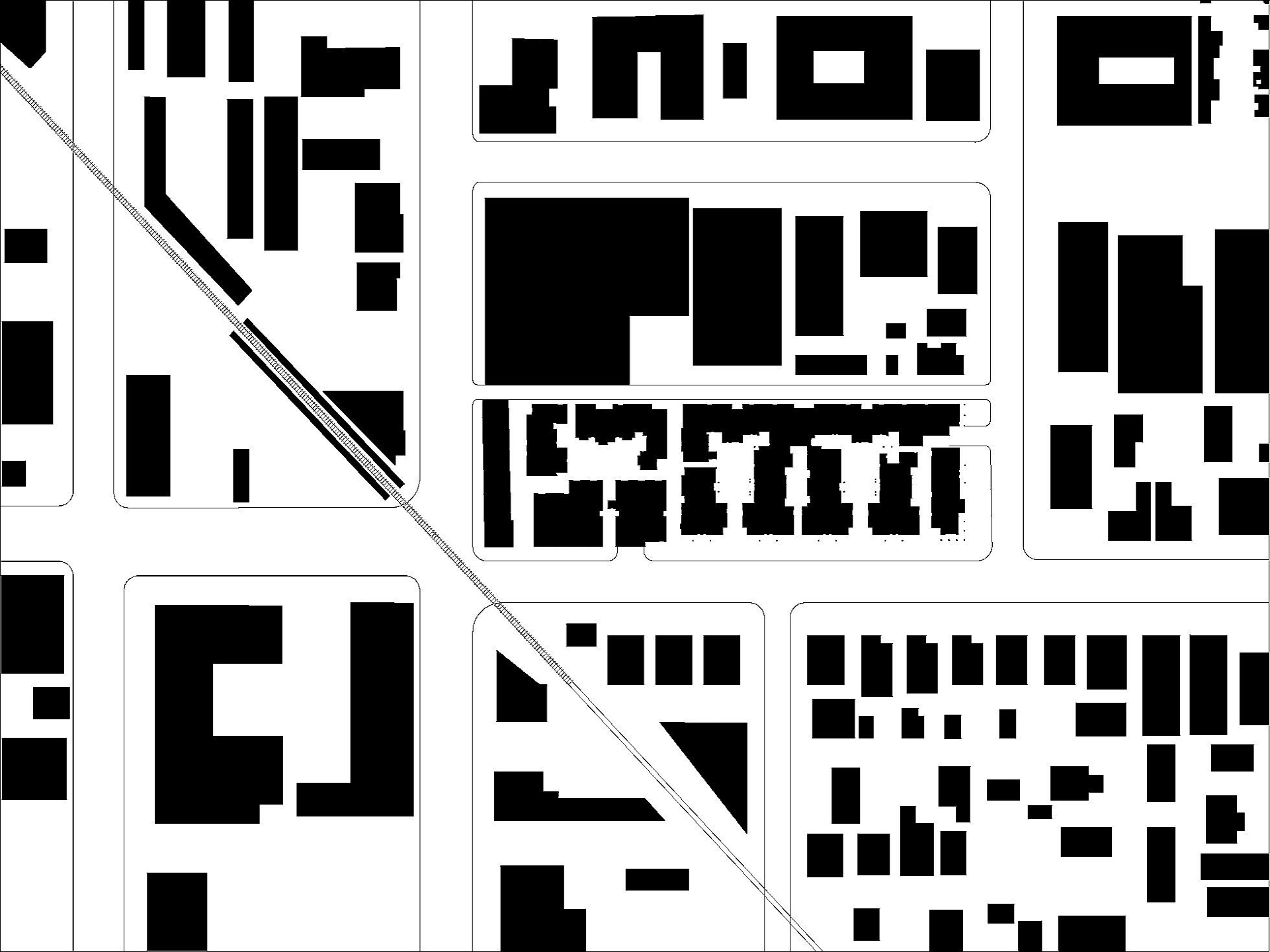
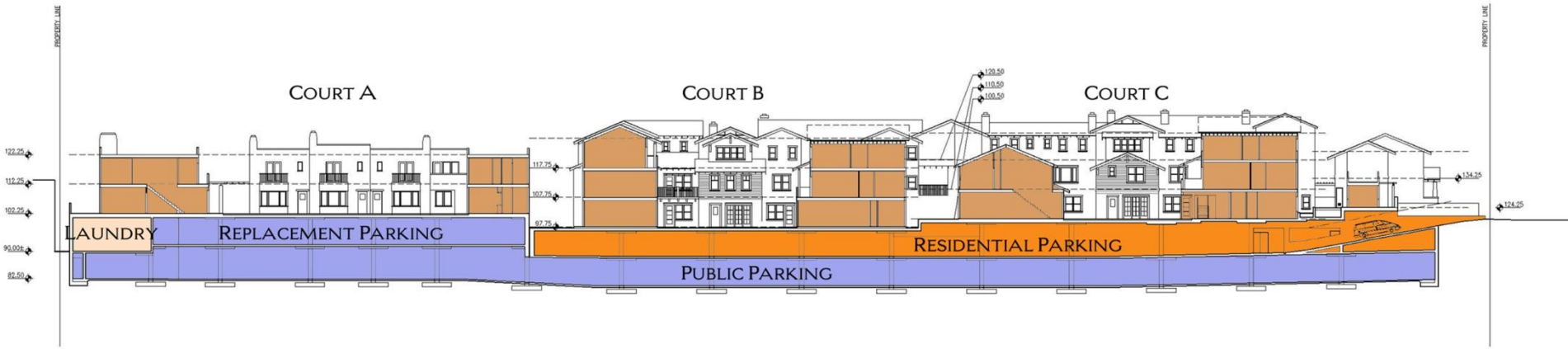


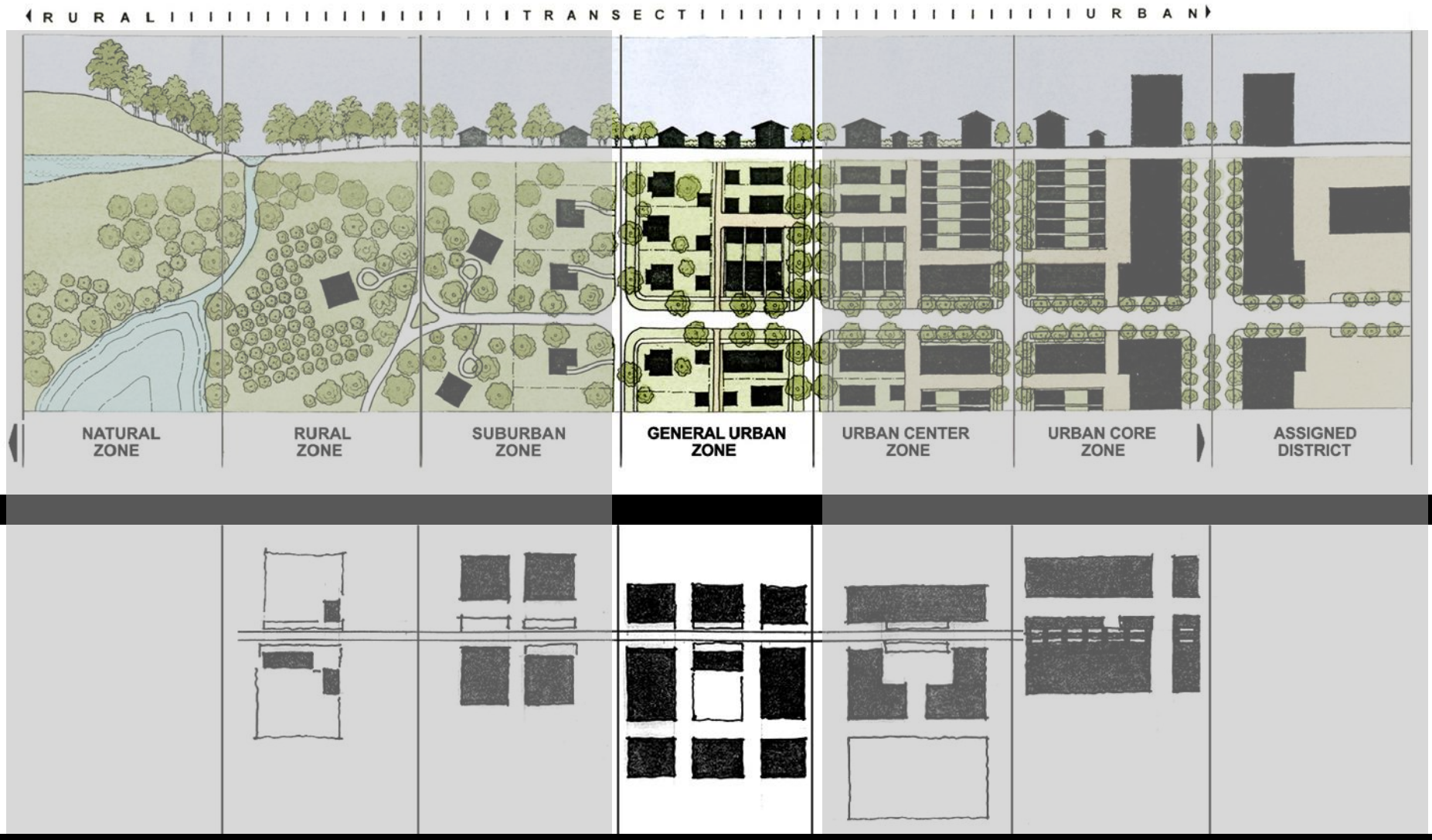
Meridian Ave
Mission St
MISSION MERIDIAN VILLAGE
INFORMATION OFFICE
Metro Rail



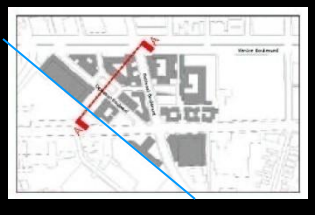
BUILDING SECTION 2

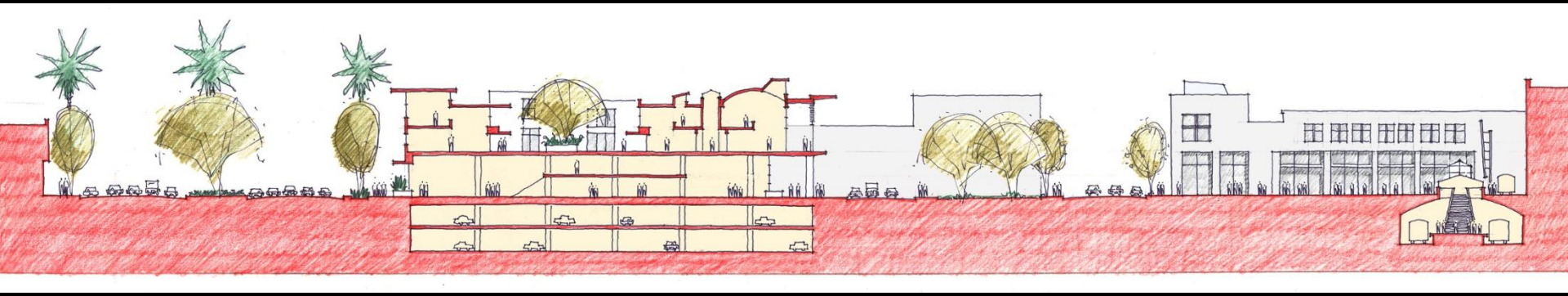
1/16"=1'-0"

T4


RURAL
TRANSECT
URBAN
NATURAL ZONE
RURAL ZONE
SUBURBAN ZONE
GENERAL URBAN ZONE
URBAN CENTER ZONE
URBAN CORE ZONE
ASSIGNED DISTRICT
Platform
Intersection
Square
Plaza / Park
Thoroughfare

10 Freeway
Venice Boulevard
National Boulevard
Washington Boulevard
Exposition Boulevard





VENICE BOULEVARD

Block A
Mixed-use Building

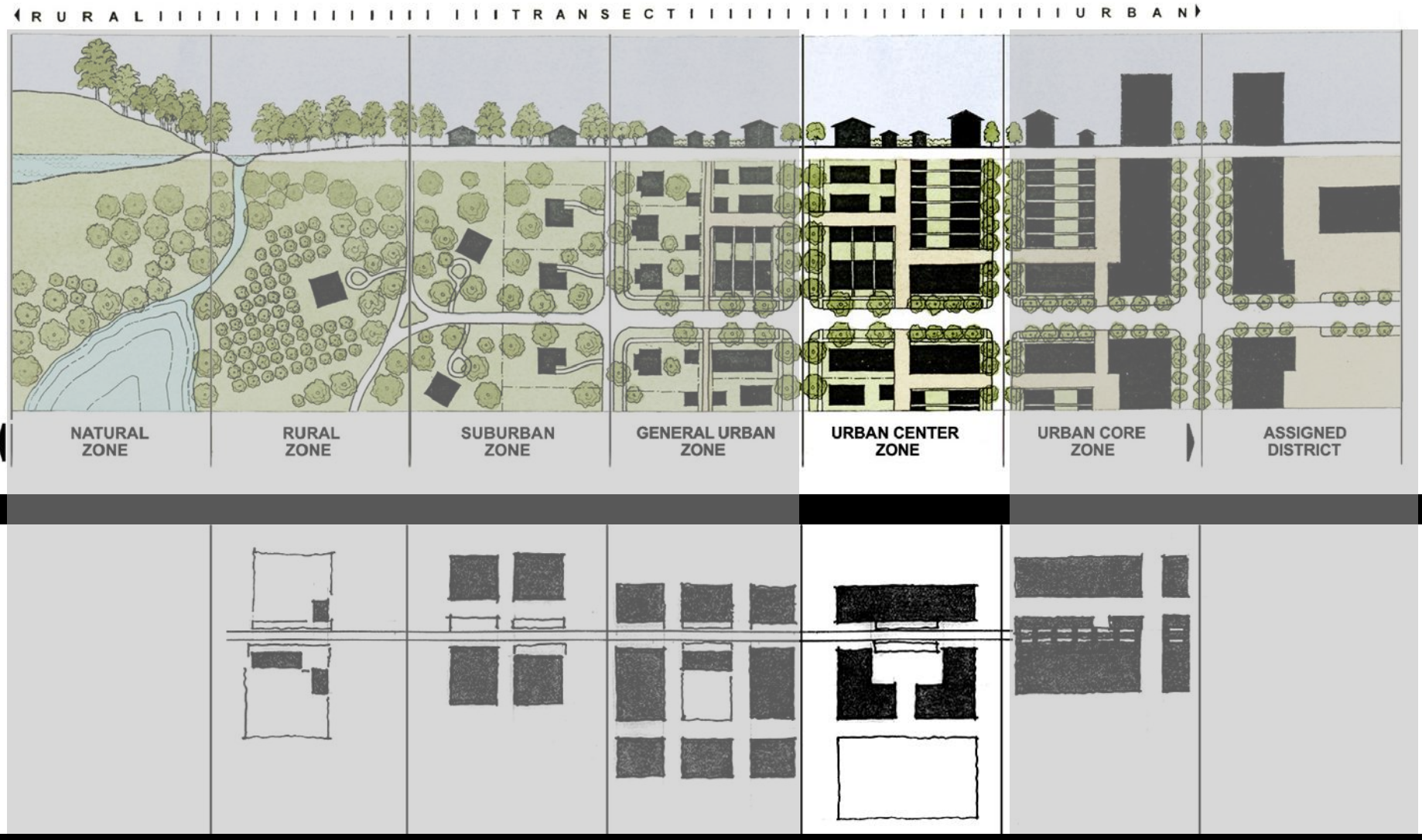
Culver Crossings Park

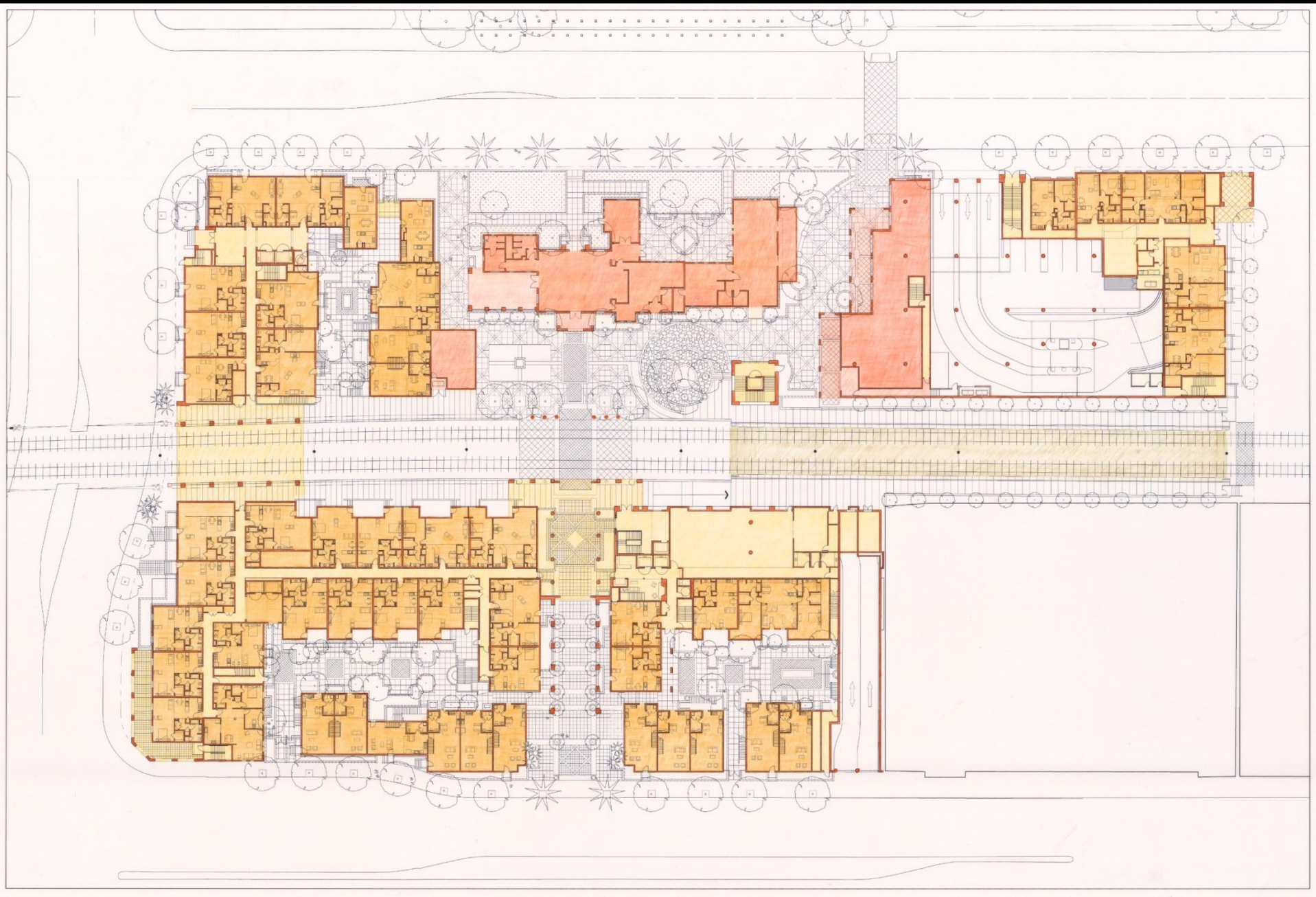
EXPOSITION BOULEVARD

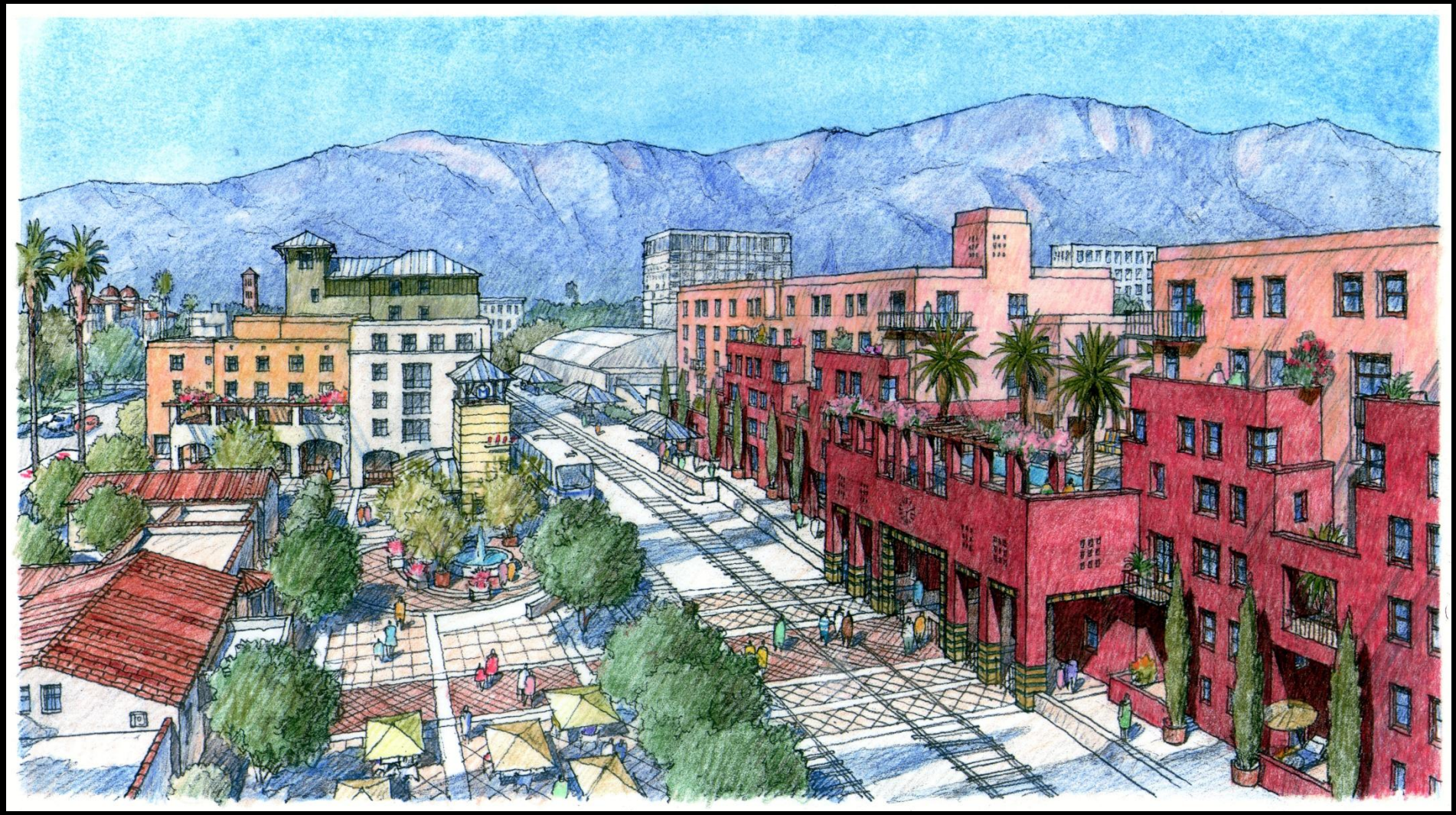
Transit Plaza

Exposition Line

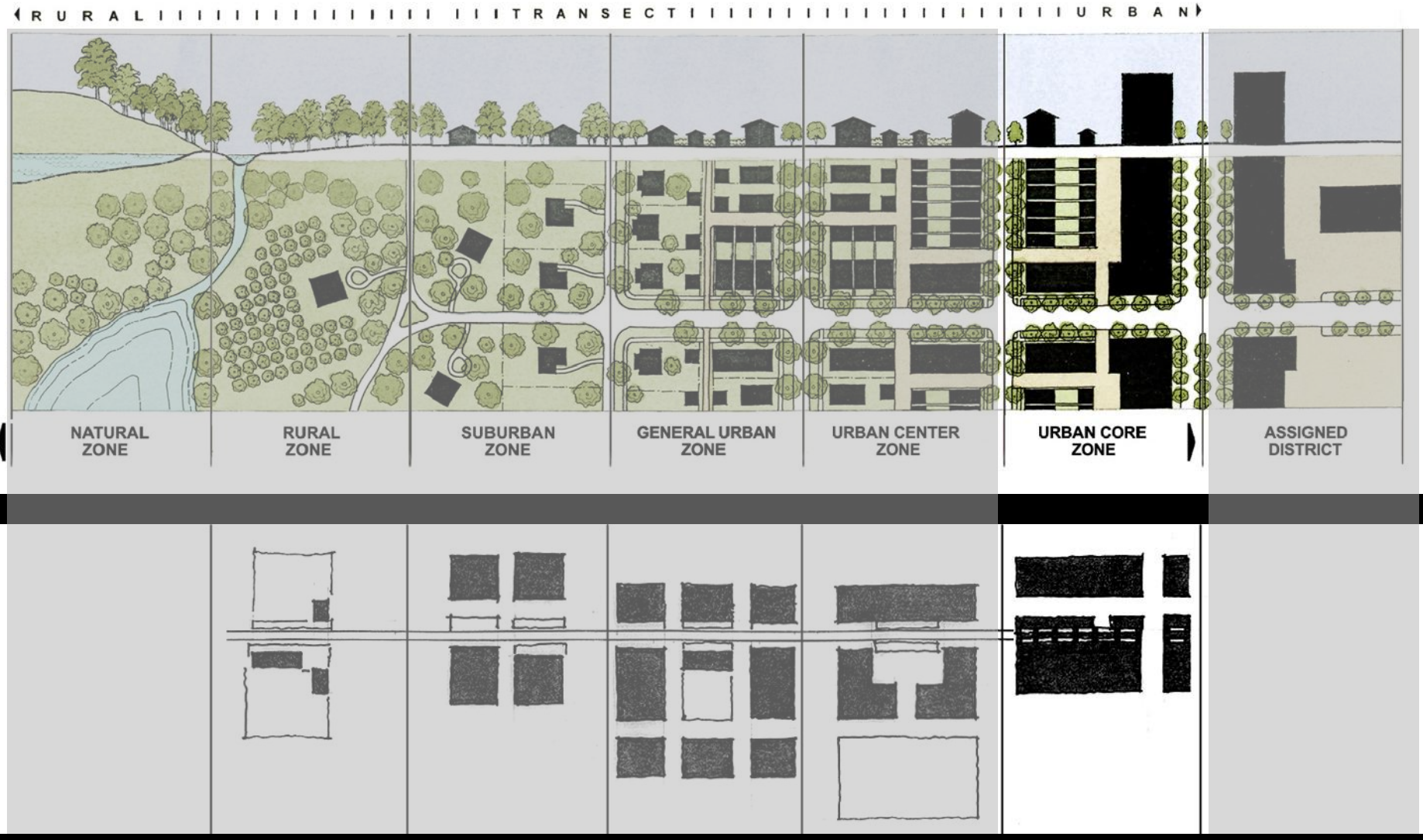
T5

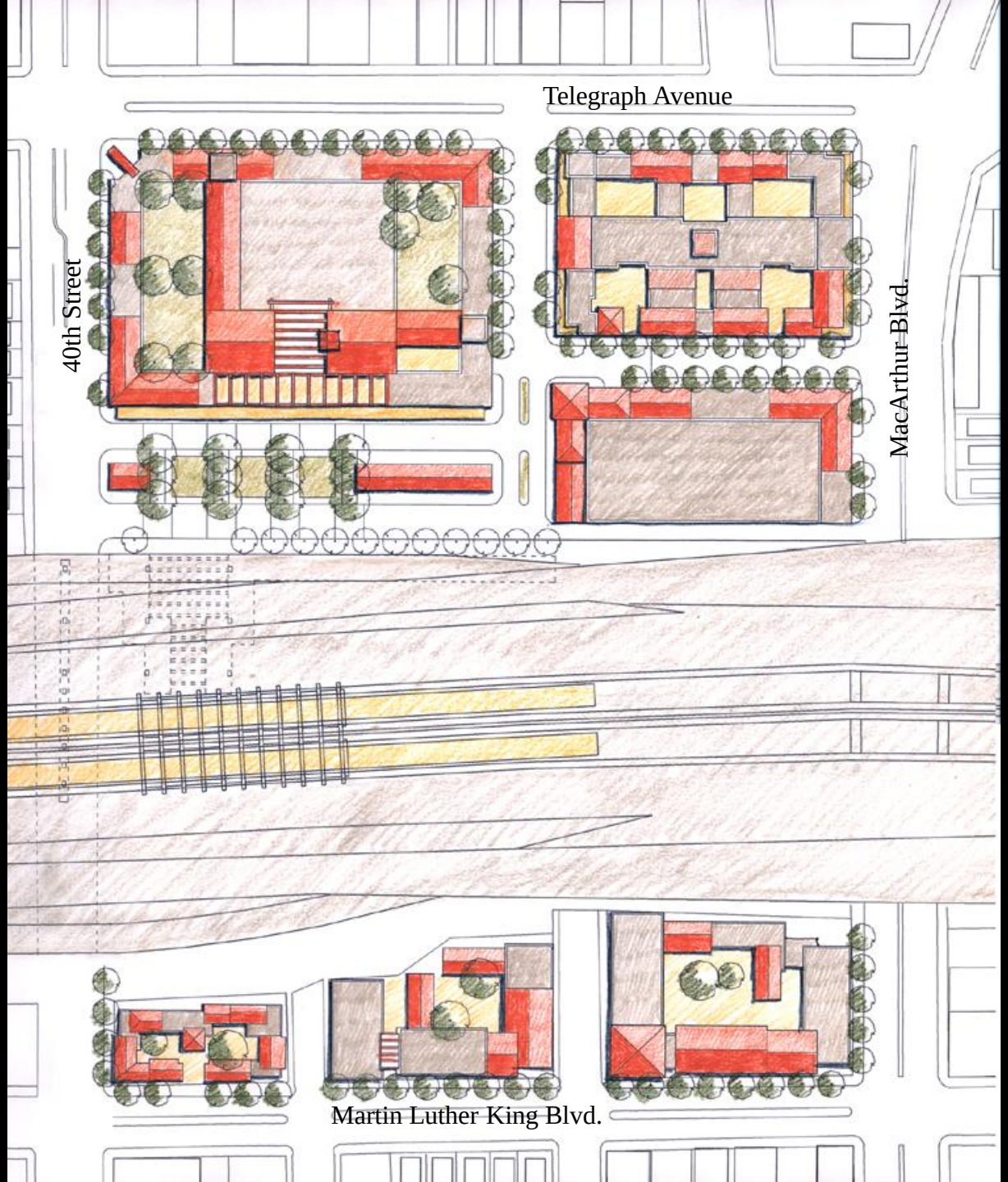

RURAL
TRANSECT
URBAN
NATURAL ZONE
RURAL ZONE
SUBURBAN ZONE
GENERAL URBAN ZONE
URBAN CENTER ZONE
URBAN CORE ZONE
ASSIGNED DISTRICT
Platform
Intersection
Square
Plaza / Park
Thoroughfare

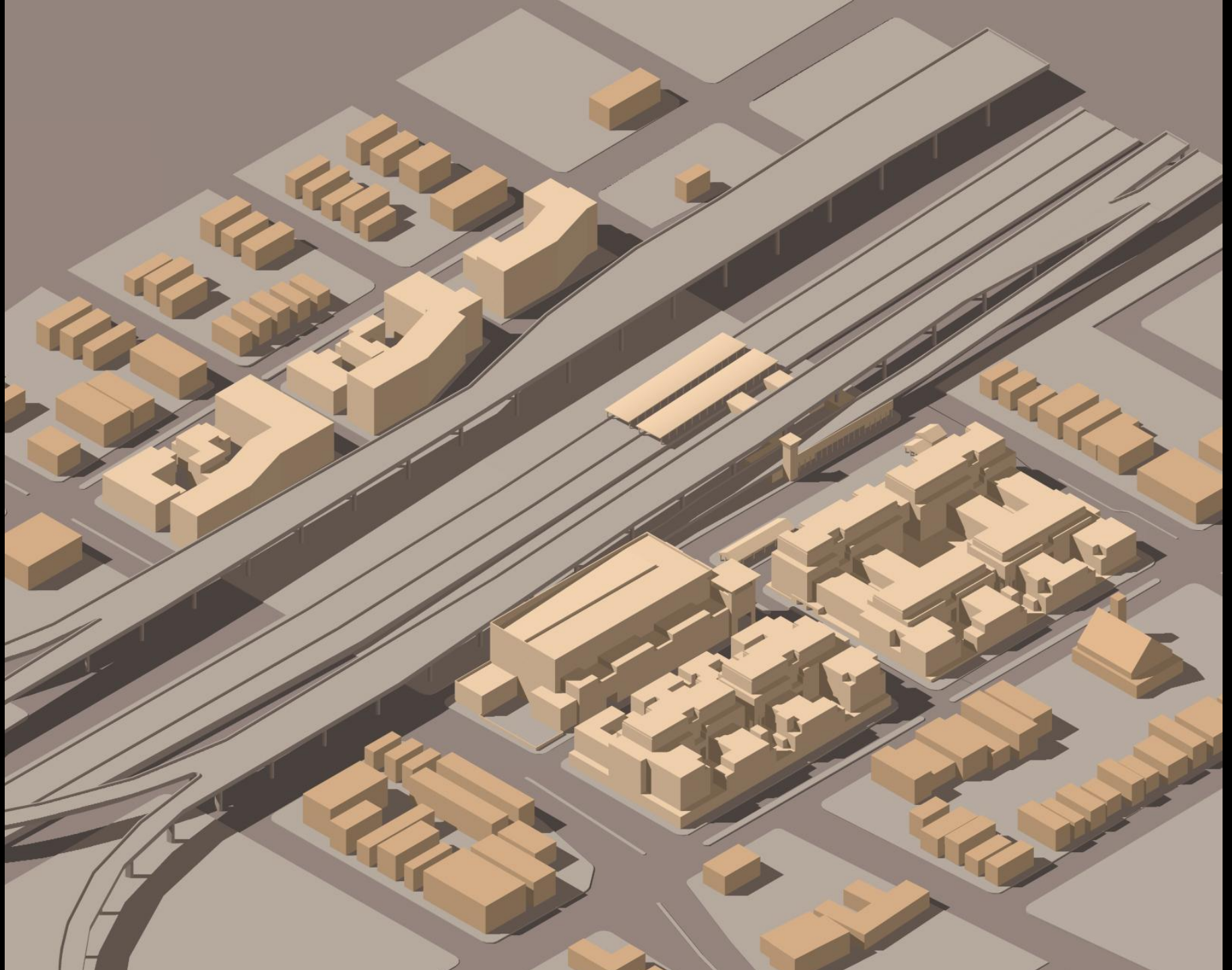




TOD Typology by Transect




Telegraph Avenue
40th Street
MacArthur Blvd.
Martin Luther King Blvd.

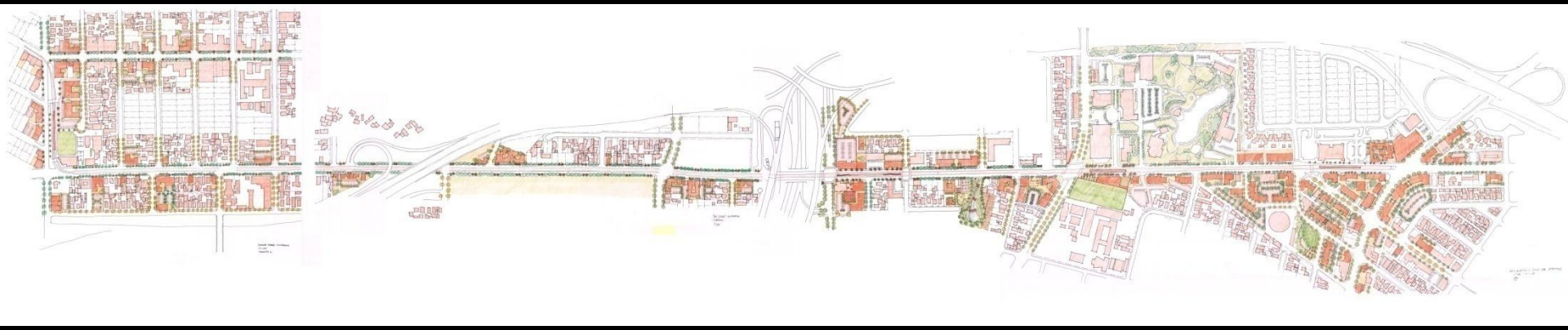


Part II
NEIGHBORHOOD & DISTRICT PLANNING SHOULD PRECEDE DEVELOPMENT ACTIVITY

NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

THIRD STREET CORRIDOR TOD SPECIFIC PLAN
County of Los Angeles, California
17 & 24 October 2009

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS



INDIANA STREET ILLUSTRATIVE
1"=100'
CHARRETTE 2

THIRD STREET CORRIDOR TOD SPECIFIC PLAN
County of Los Angeles, California
17 & 24 October 2009

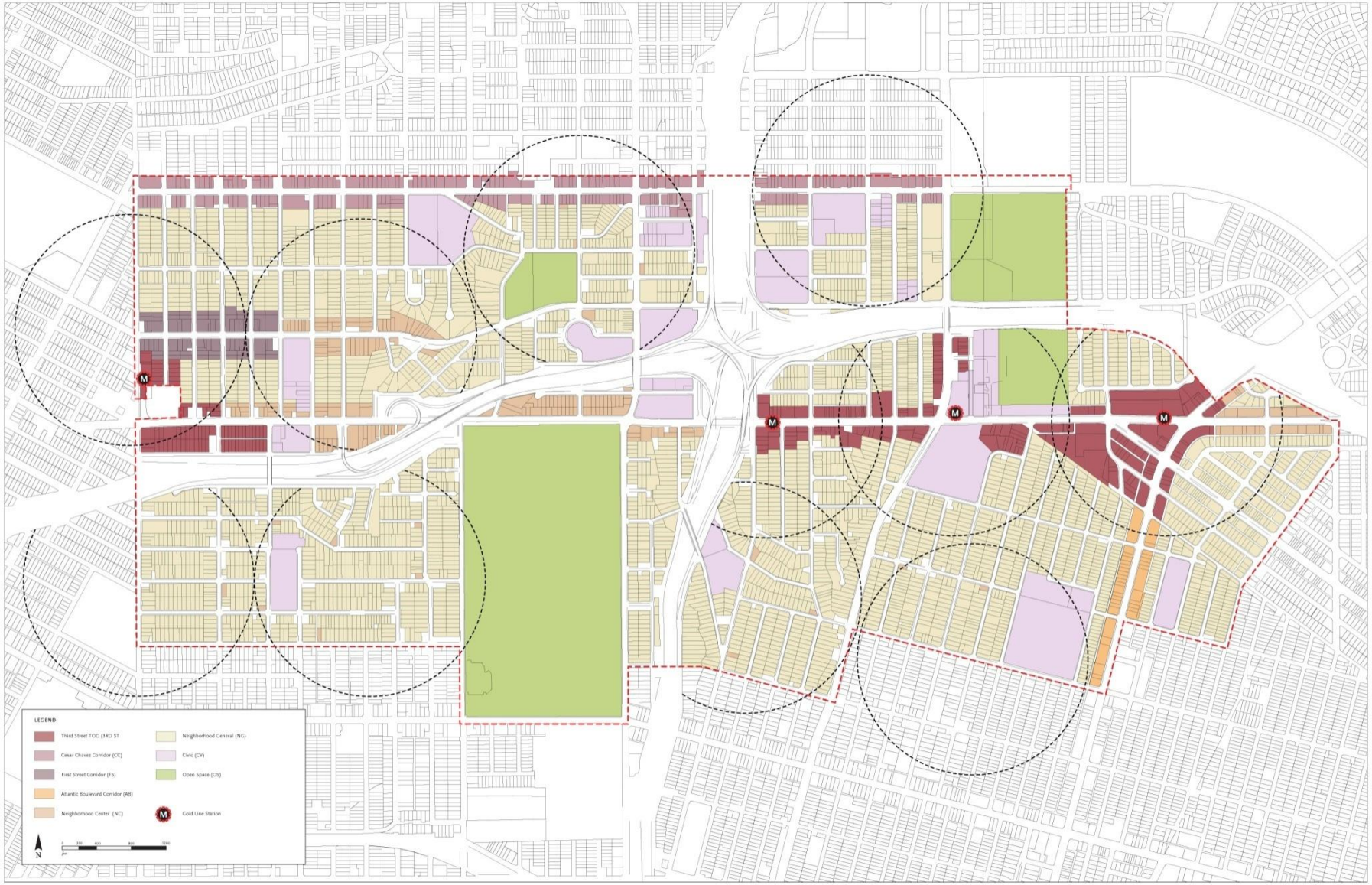
MIXED-USE BUILDING OVER PARKING AT INDIANA STATION

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

PARKING GARAGE WITH LINER AT MARAVILLA STATION

ATLANTIC + CIVIC CTR. STATIONS
1/100 10.1.09

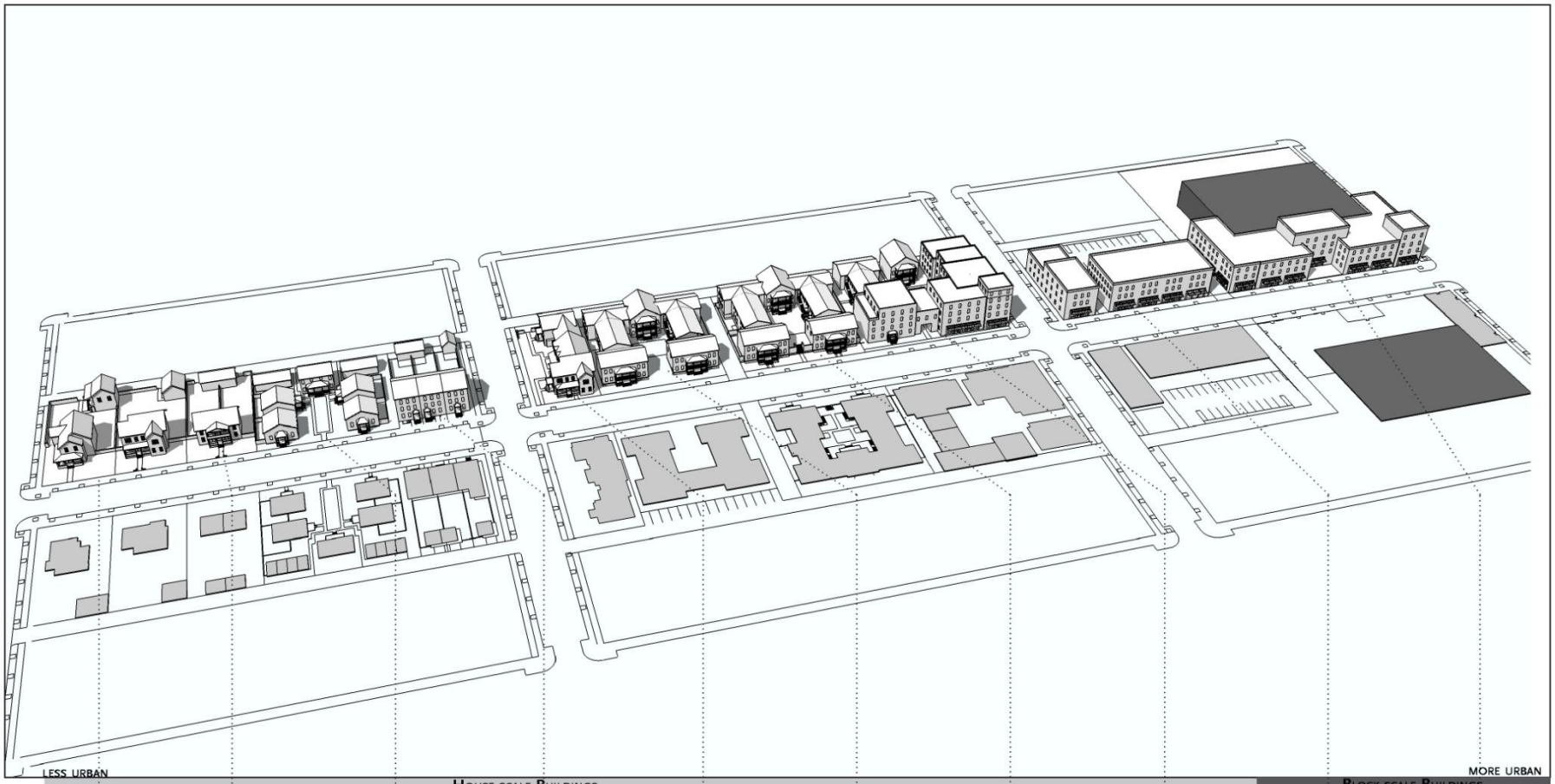
MIXED-USE BUILDING AT ATLANTIC STATION



REGULATING PLAN

THIRD STREET CORRIDOR TOD SPECIFIC PLAN
County of Los Angeles, California
2 October 2009

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

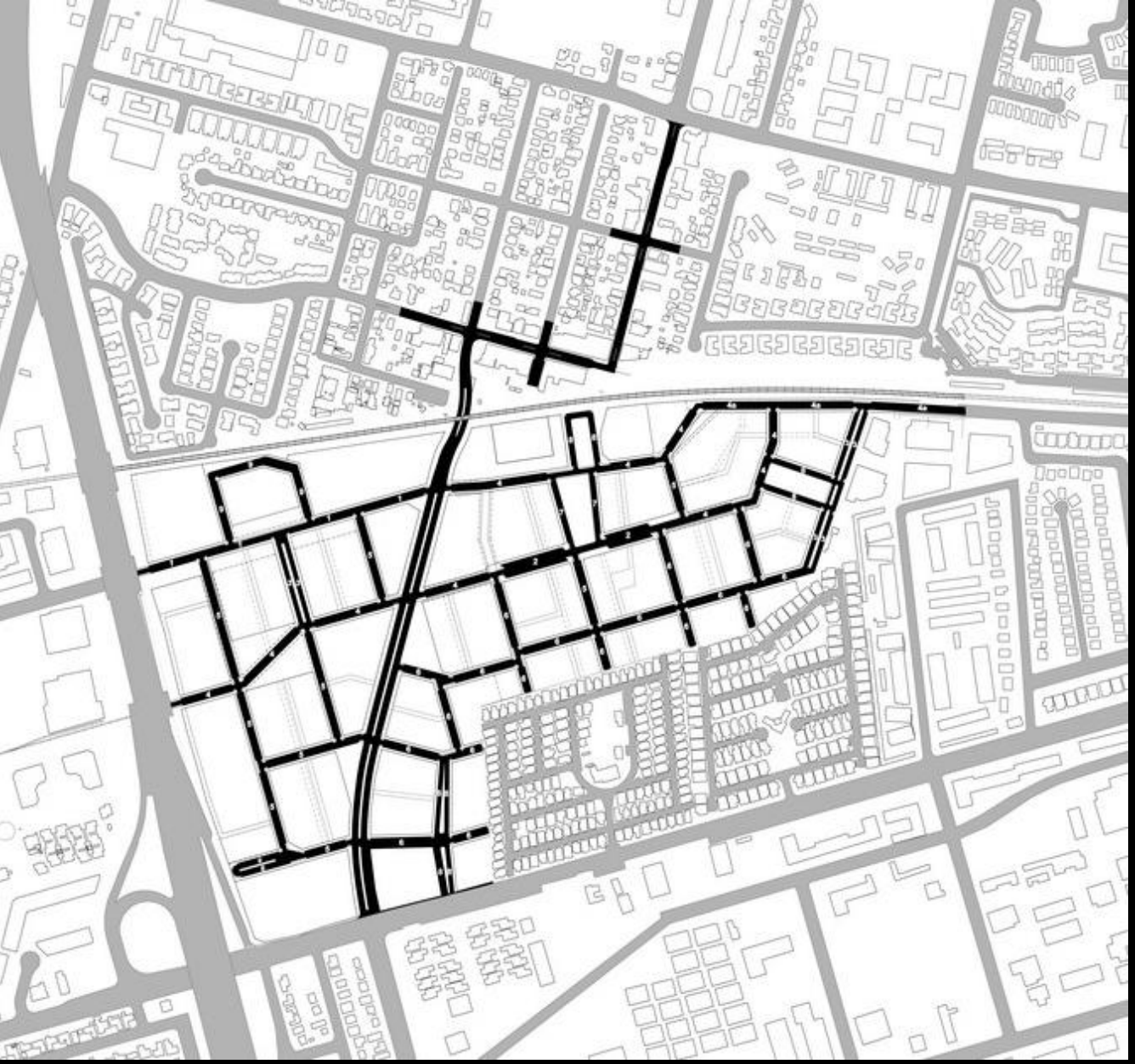


THIRD STREET CORRIDOR TOD
County of Los Angeles, California
28 September - 2 October 2009

Building Typology Transect

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

CORTES
DE PELO
6
VALENTINE'S
SALE
CANCUN
TRAVEL



Boulevard

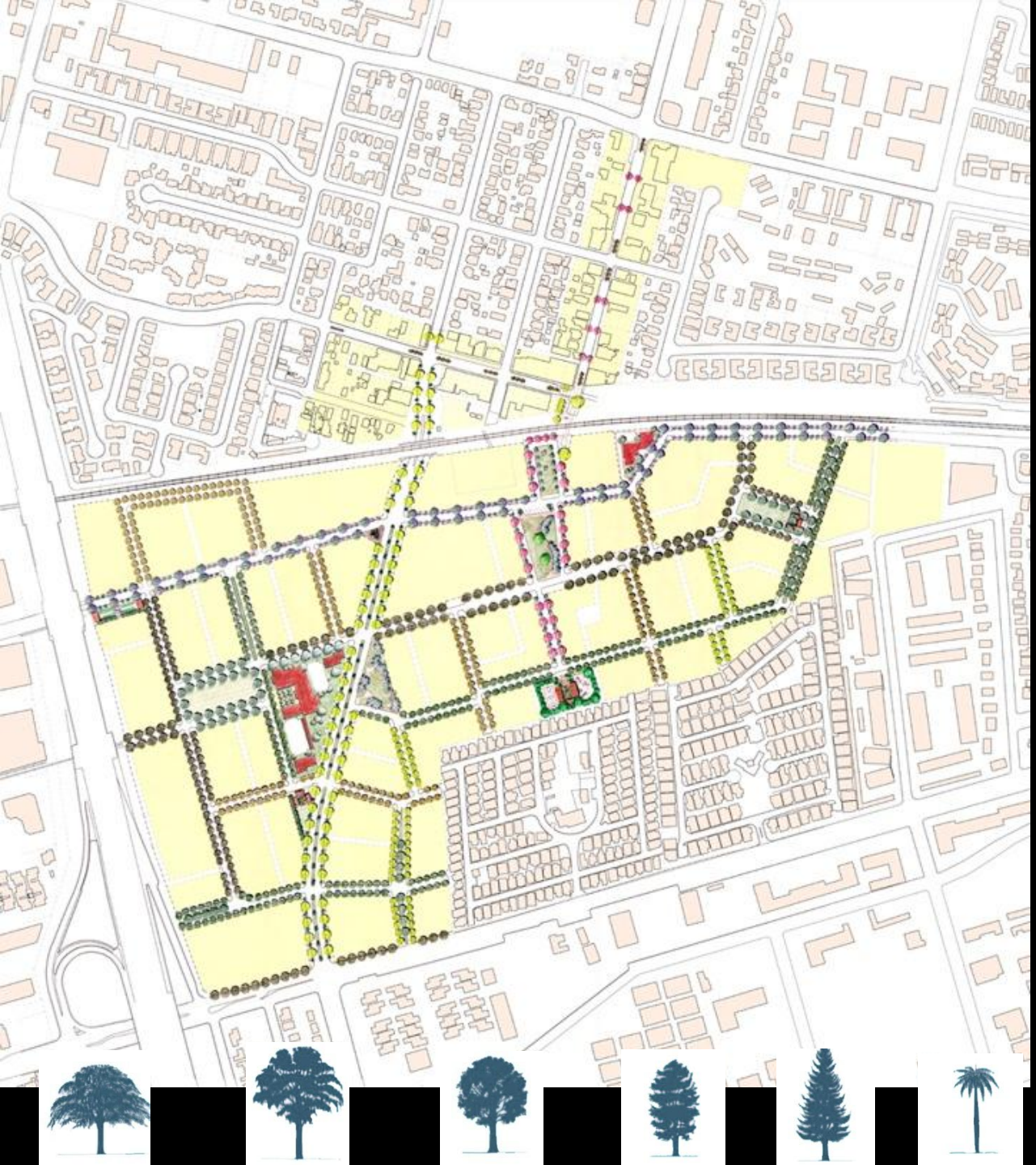
Avenue

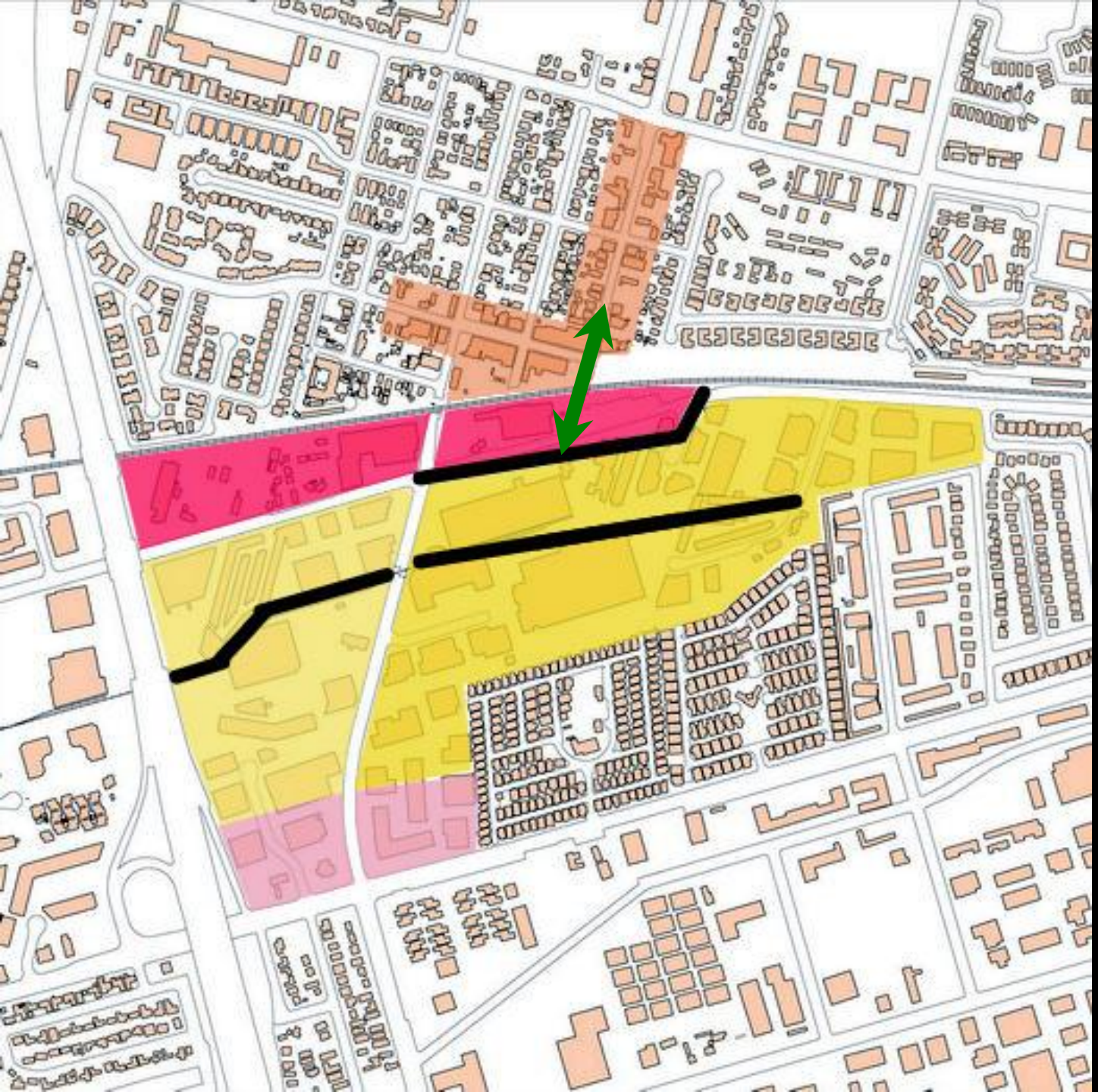
Main Street

Urban Street 1

Urban Street 2

Mews &
Alley





Development Strategy

c. Moule & Polyzoides Architects and Urbanists

c. Moule & Polyzoides Architects and Urbanists

Placita Santa Fe: Restoration/Infill

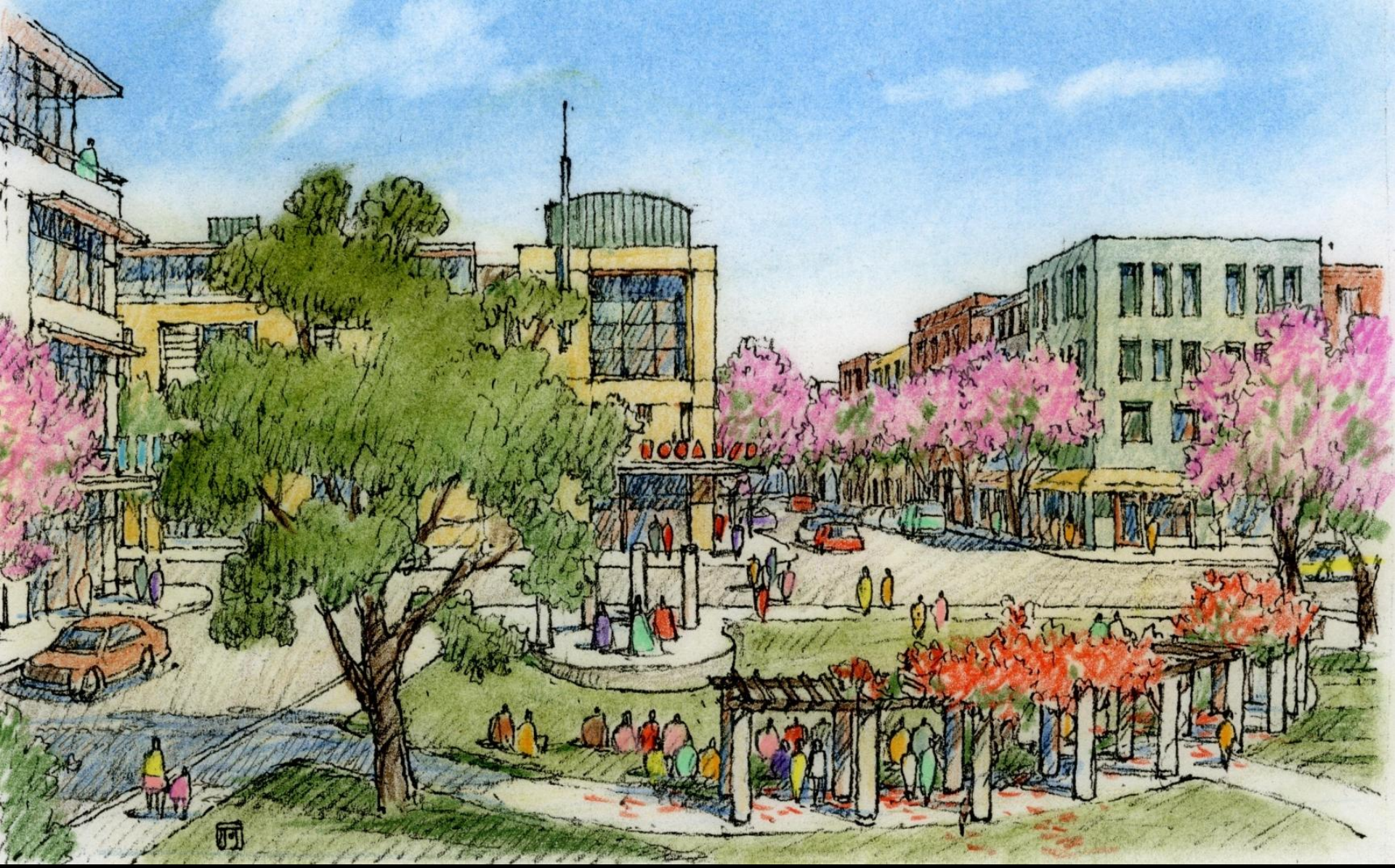
- Façades and Buildings
- Park-Once system of on-off street

Placita Santa Fe: Market Hall

- Restore corner building
- New Market Hall
- Widened sidewalk/streetscape

Transit-Oriented Development

- Continuity with Placita Santa Fe
- Transit-Oriented Housing
- Retail and Office



Crowther Square

- Open Space
- Housing, Retail and Office

Neighborhood Mixed-Use Street

- Housing over office/retail
- Live-Work

Courtyard Housing

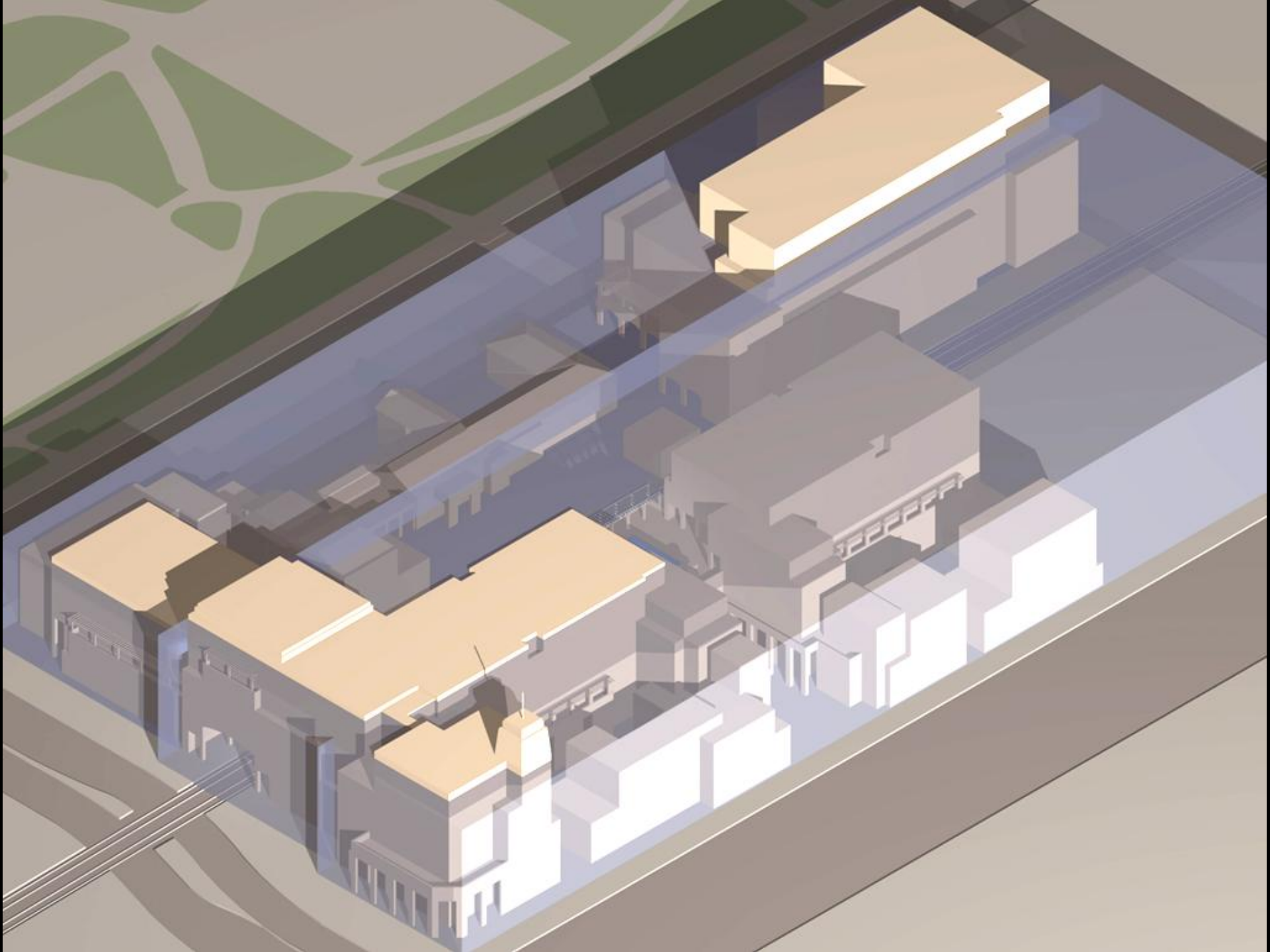
- Townhouses and Flats

Housing

- Flats and Lofts

Part III
TRANSIT-ORIENTED DEVELOPMENT PROJECT CHARACTERISTICS

1. Public Process Driven



TRANSIT-ORIENTED DEVELOPMENT PROJECT CHARACTERISTICS

1. Public Process Driven
2. Place Specific

'87. 6.25

BART
bart

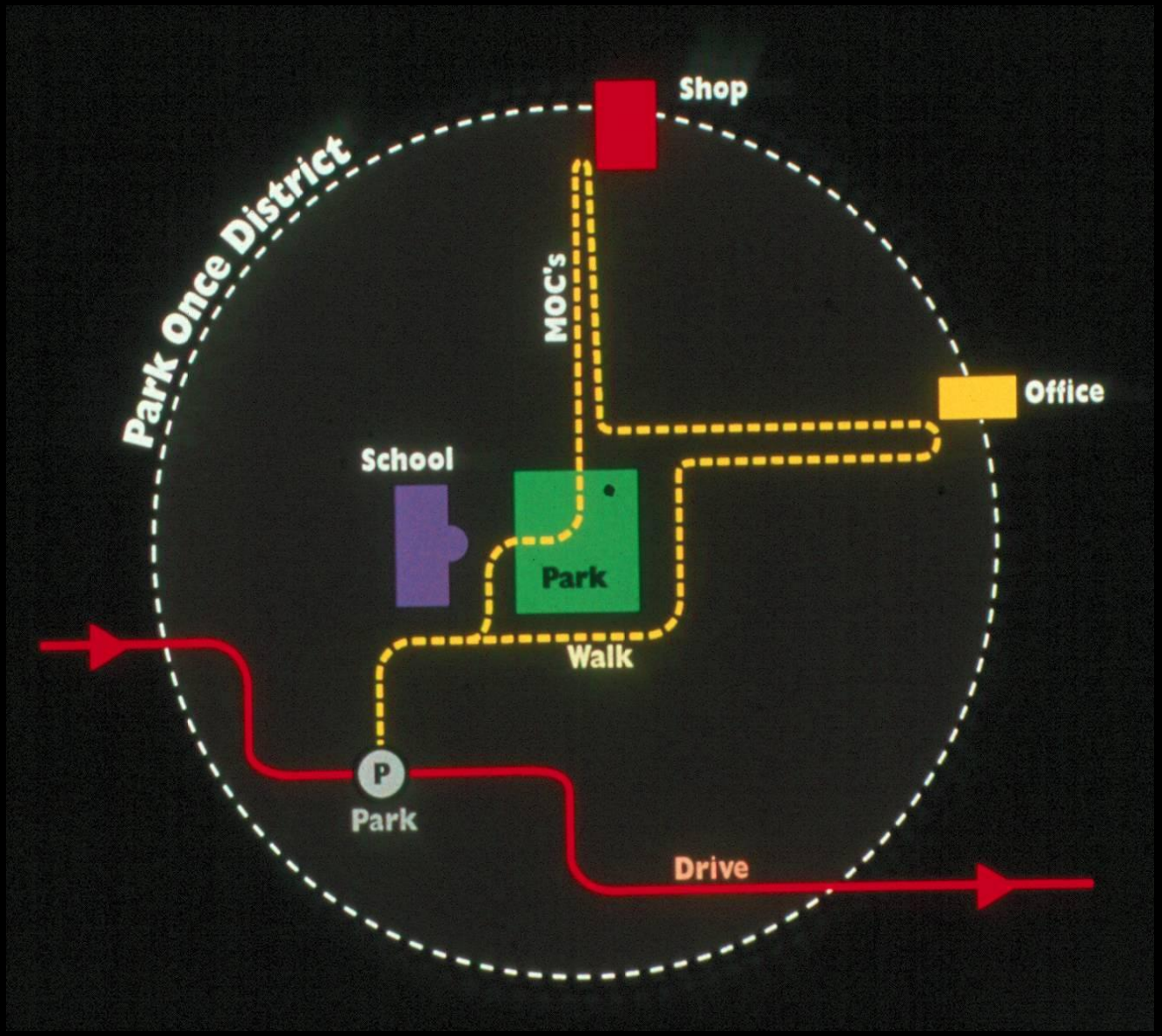
BAR

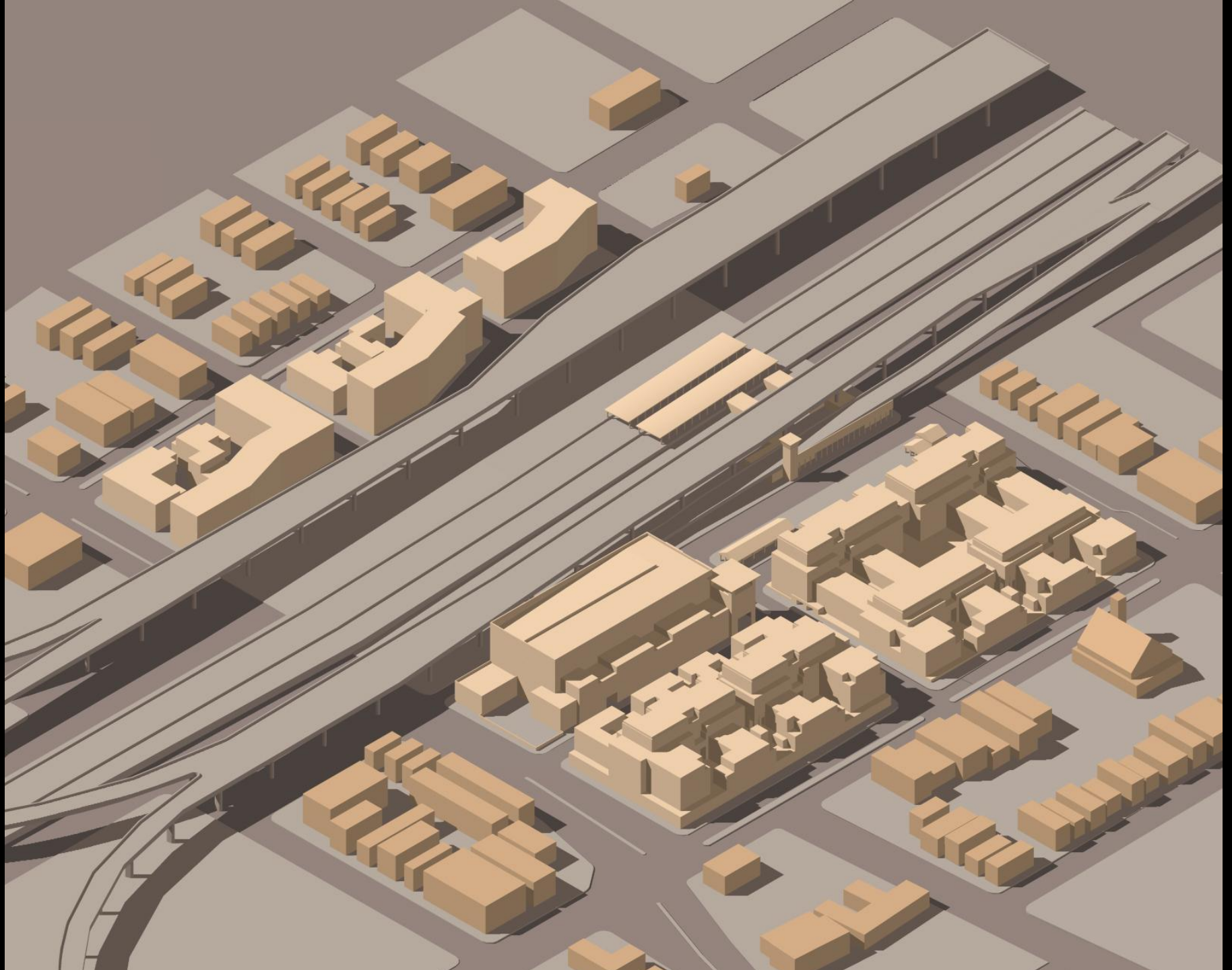
ZONE A
(MIXED USE)
ZONE C
(RESIDENTIAL)

Meridian Ave

TRANSIT-ORIENTED DEVELOPMENT PROJECT CHARACTERISTICS

1. Public Process Driven
2. Place Specific
3. Park-Once Inclusive


Park Once District
Shop
MOC's
Office
School
Park
Walk
P
Park
Drive



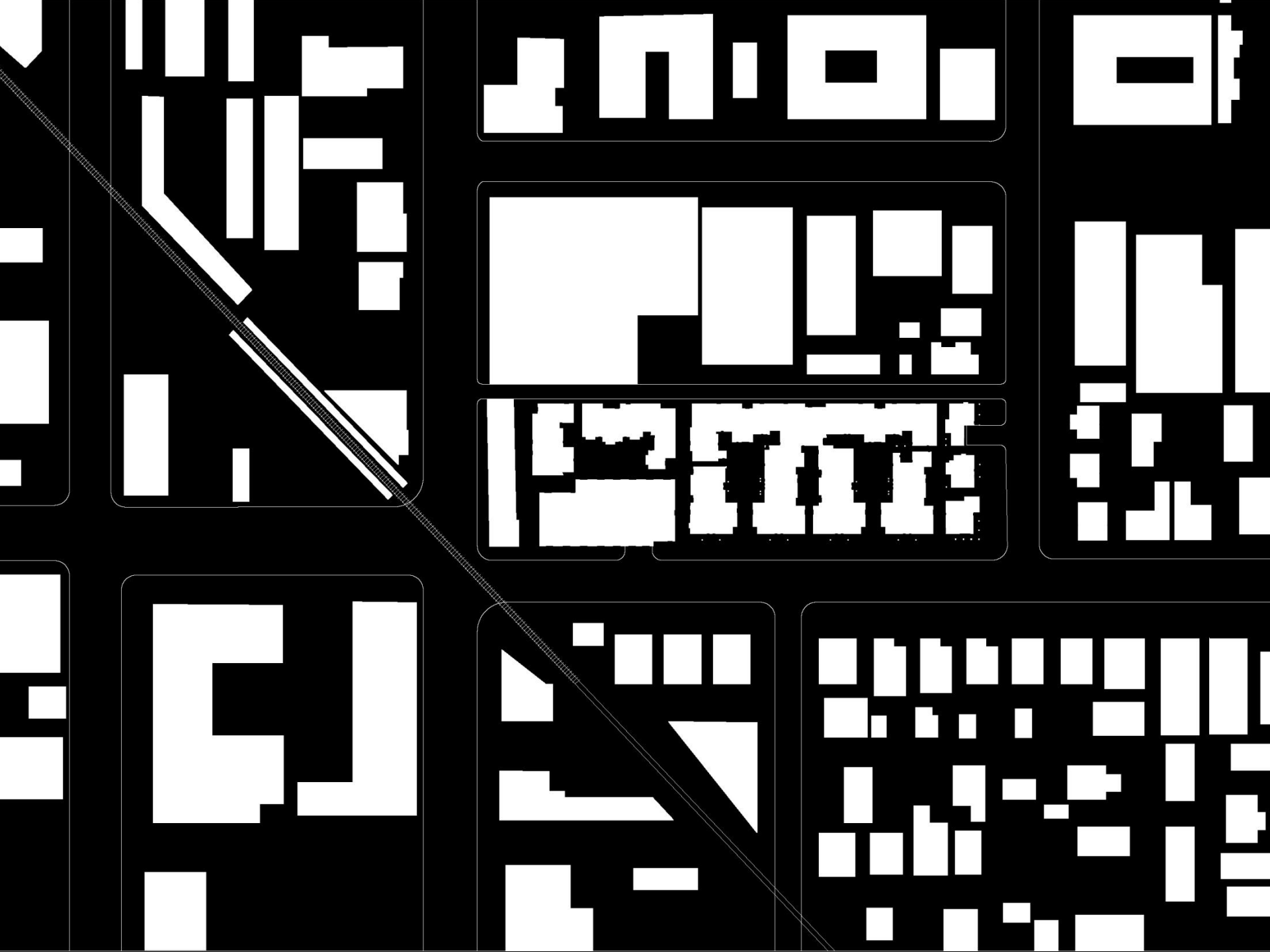
TRANSIT-ORIENTED DEVELOPMENT PROJECT CHARACTERISTICS

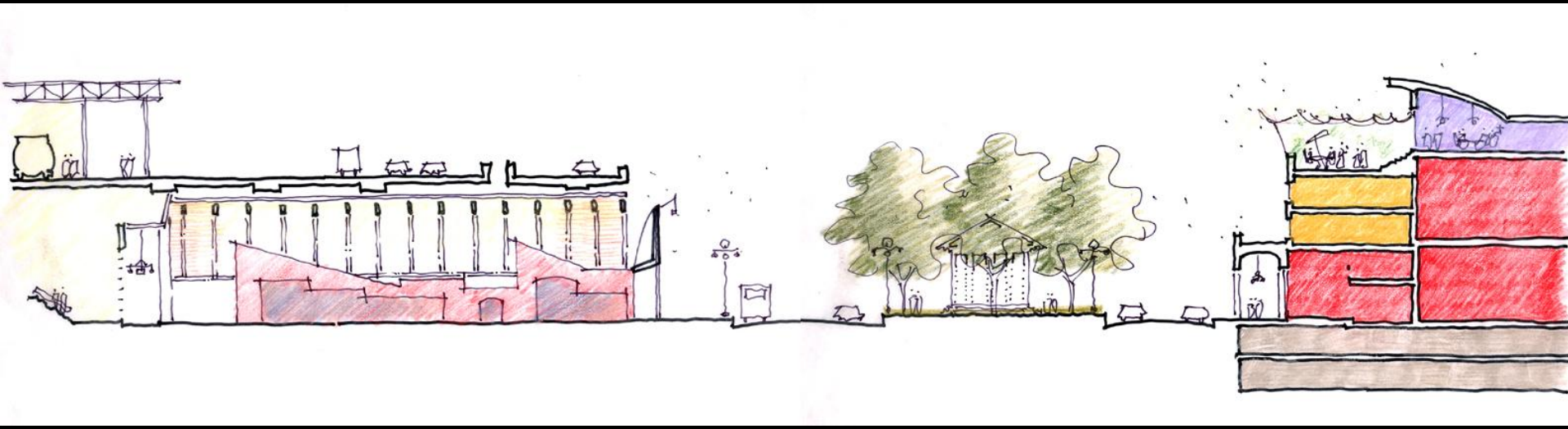
1. Public Process Driven
2. Place Specific
3. Park-Once Inclusive
4. Pedestrian First

4SPT685

TRANSIT-ORIENTED DEVELOPMENT PROJECT CHARACTERISTICS

1. Public Process Driven
2. Place Specific
3. Park-Once Inclusive
4. Pedestrian First
5. Open Space Positive





BART Station

Transit Plaza

Target, Retail, Lofts

SECTION EAST-WEST 1

TRANSIT-ORIENTED DEVELOPMENT PROJECT CHARACTERISTICS

1. Public Process Driven
2. Place Specific
3. Park-Once Inclusive
4. Pedestrian First
5. Open Space Positive
6. Building Type Diverse

TRANSIT-ORIENTED DEVELOPMENT PROJECT CHARACTERISTICS

1. Public Process Driven
2. Place Specific
3. Park Once Inclusive
4. Pedestrian First
5. Open Space Positive
6. Building Type Diverse
7. Building Style & Use Varied

Part IV
TOD CASE STUDIES

Mission Meridian Transit Village

South Pasadena, California

Mission St
DANGER
OVERHEAD
POWER
LINES

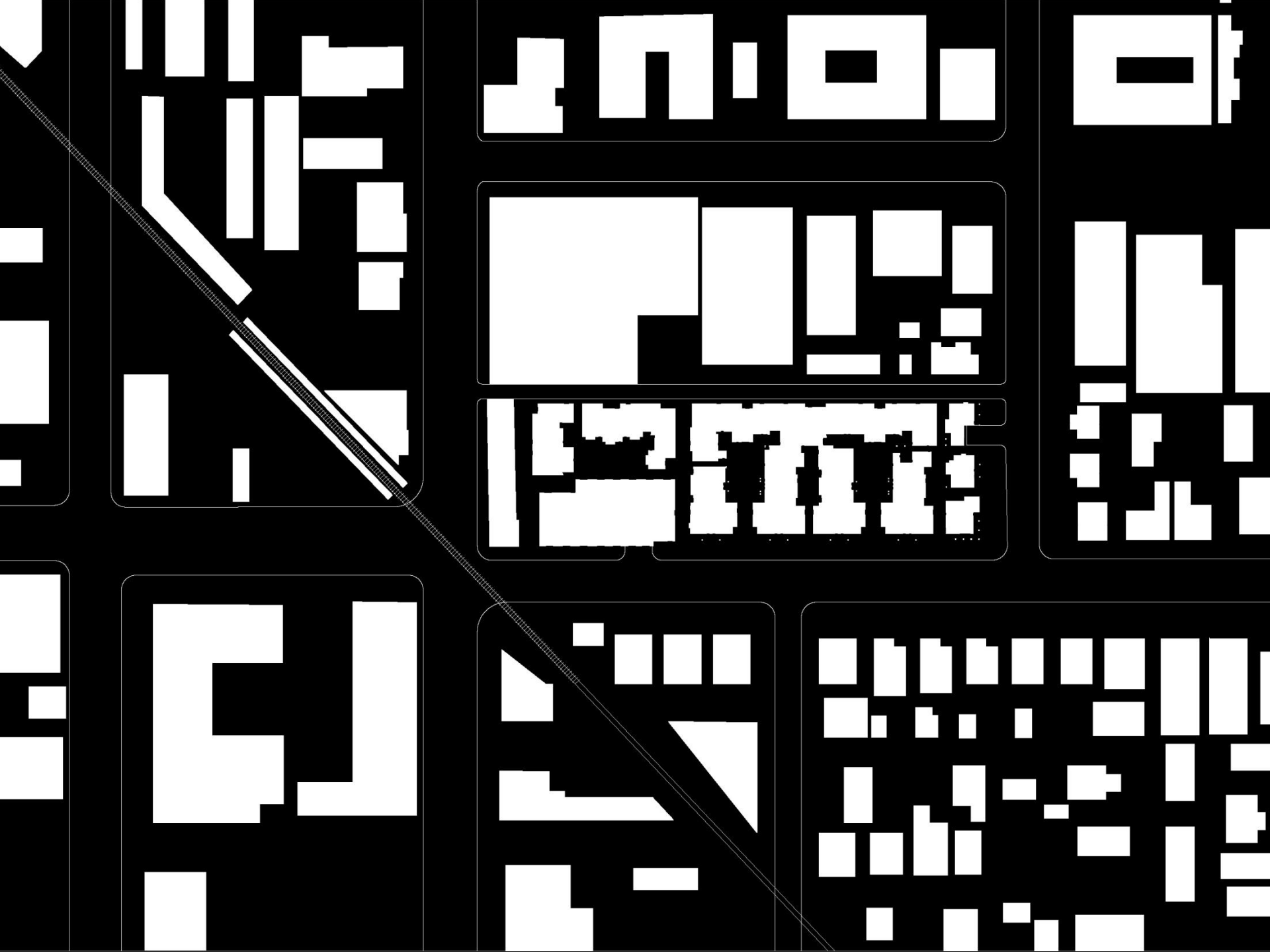
Platform 1
TICKETS Billetes
TICKETS Billetes

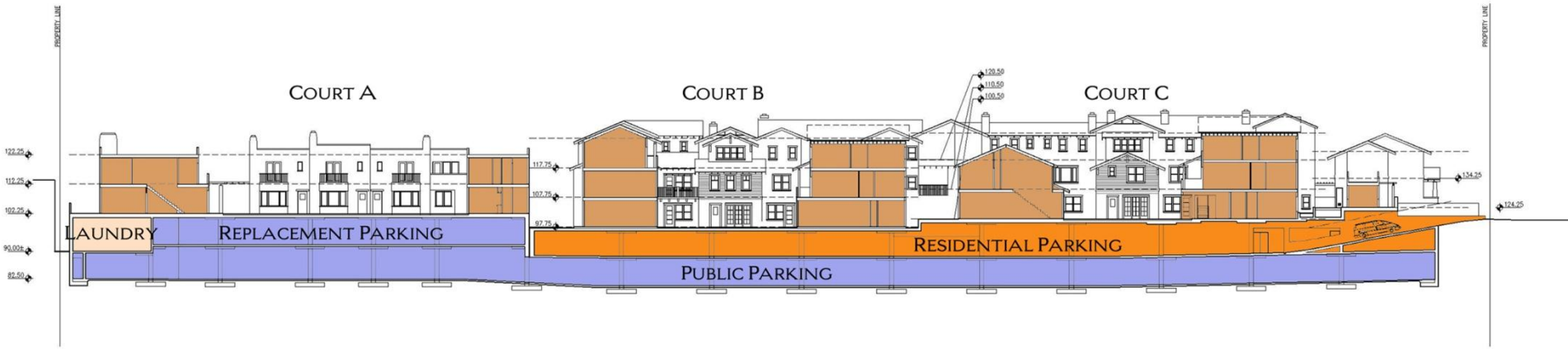
BUSTER'S
ICE CREAM
+
COFFEE STOP
Bicycles, Skateboards
Skates or Other Similar
Devices are Prohibited
SPCC SEC. 28.42 A

PROSPECT AVENUE
EL CENTRO STREET
MISSION STREET
MAGNOLIA STREET
SITE AREA - 1.67 ACRES
MERIDIAN AVENUE
HOPE STREET

20 Minute
Parking
Monday to Friday
11AM to 2PM

SECTION THROUGH MERIDIAN AVENUE





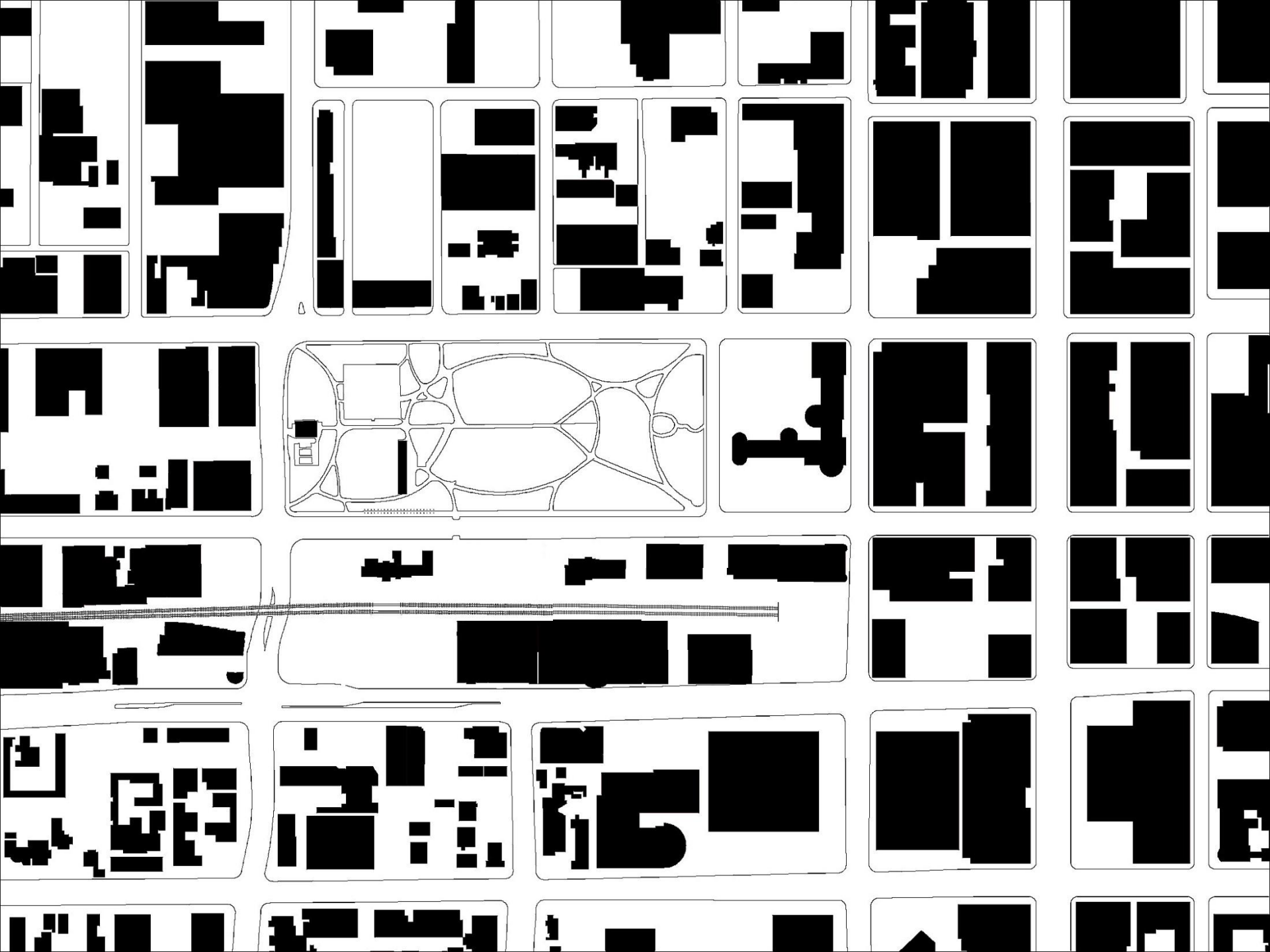
BUILDING SECTION 2

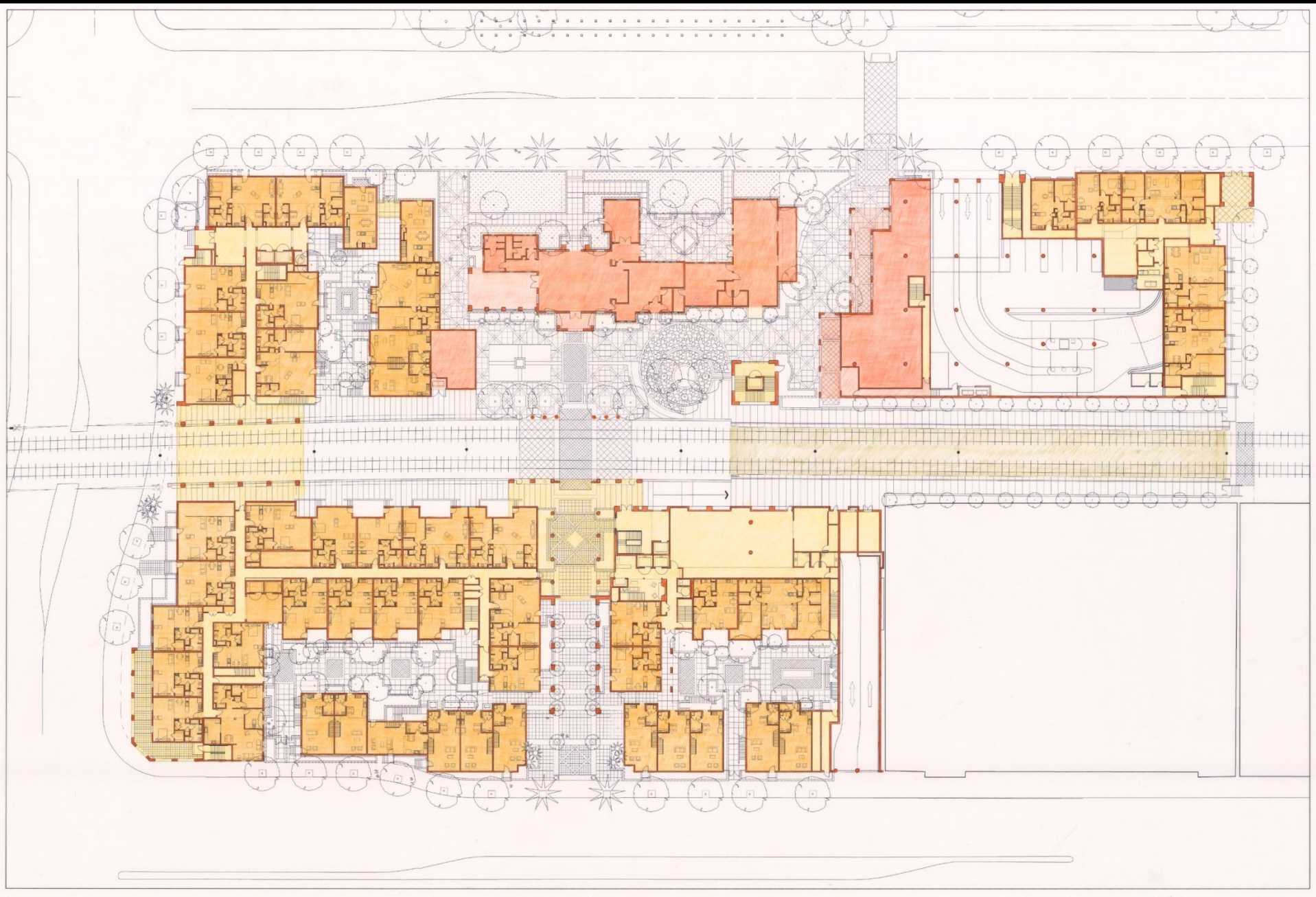
1/16"=1'-0"

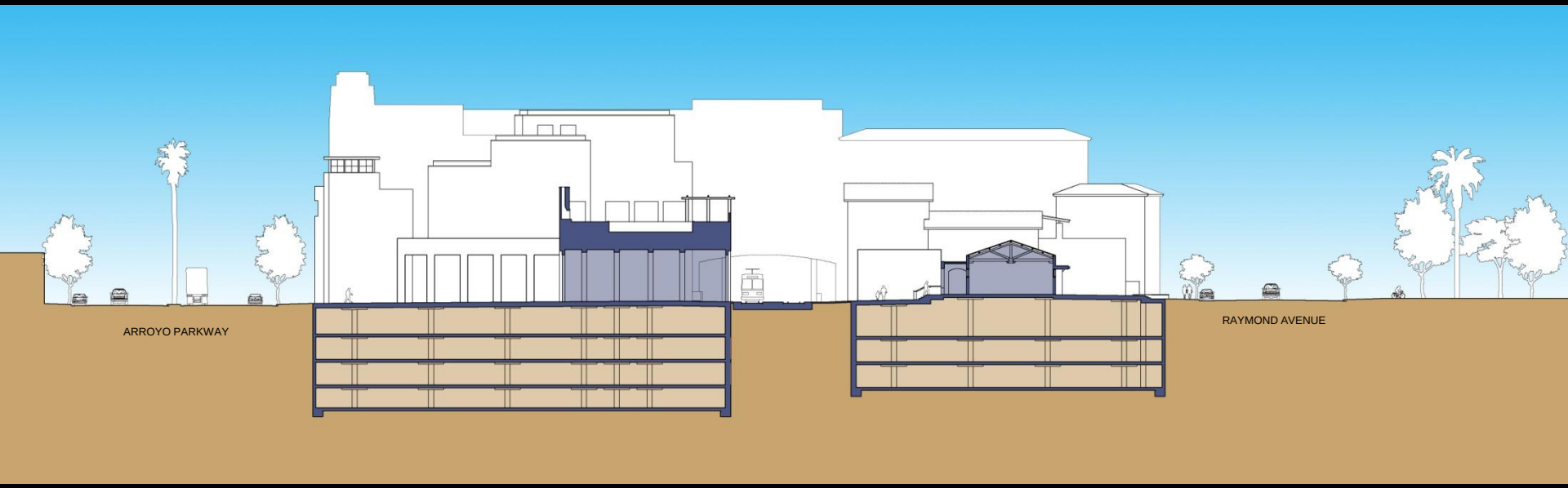
PARKING
PARKING ENTRA

Del Mar Station Transit Village

Pasadena, California







SECTION THROUGH PASEO AND HISTORIC STATION

Mobil
Move In Today!
YIELD

245
Metro
Travel Smart...Take Metro

Exit
Raymond Av
Bus
Connections
PASADENA

NOW OPEN

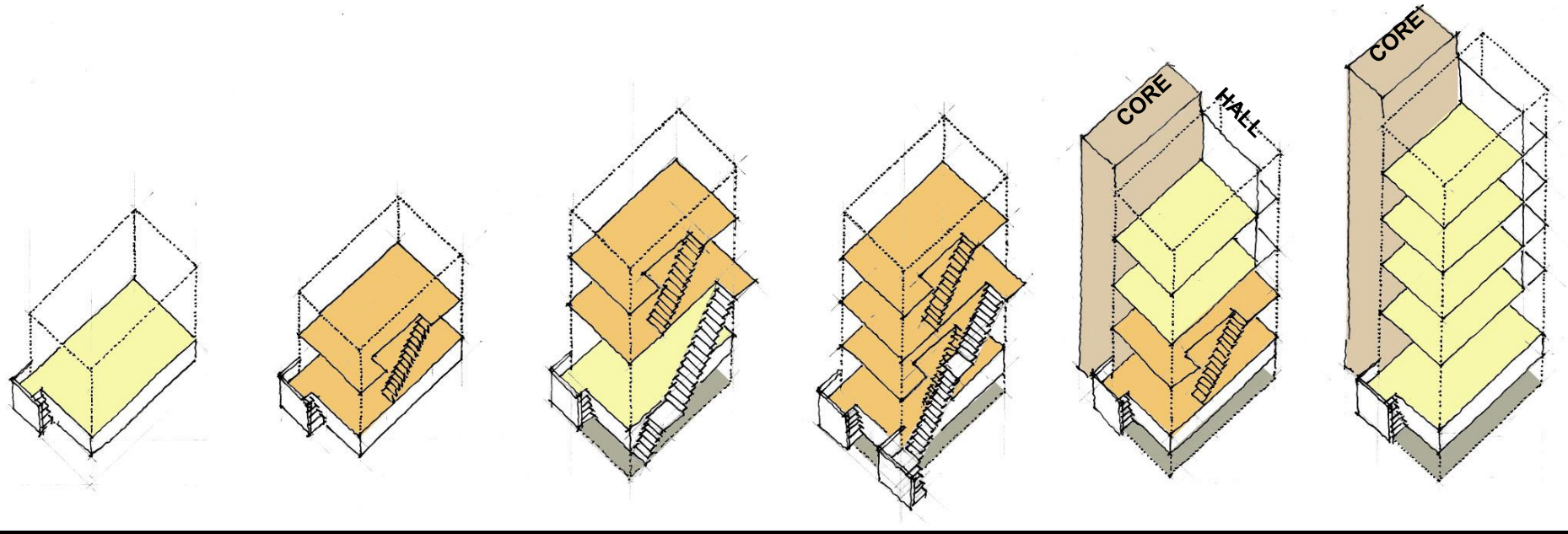
Part V
TOD KEY DESIGN QUESTIONS

Is parking concealed from the public/private realm?

Does blended density promote project diversity and proper street form?

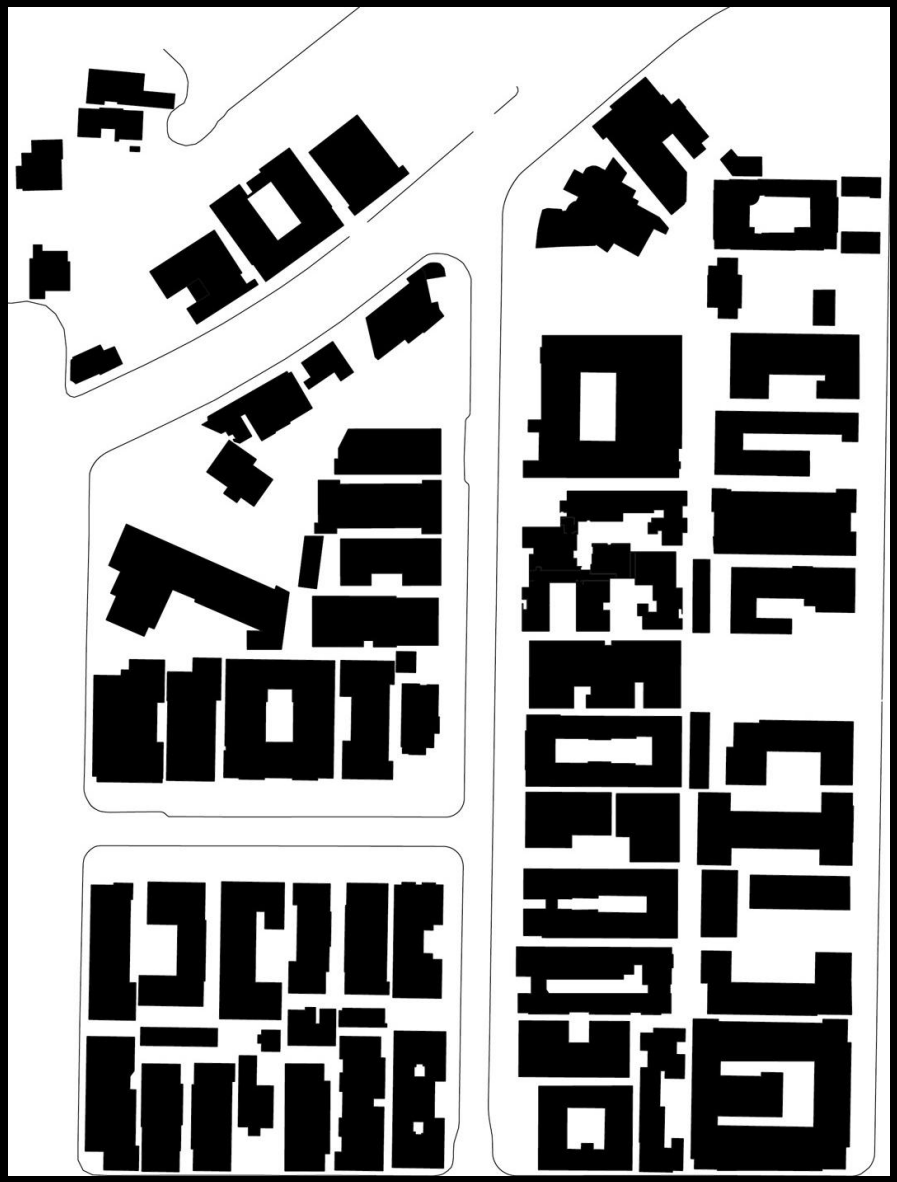
Have a variety of transect-consistent architectural types been considered?

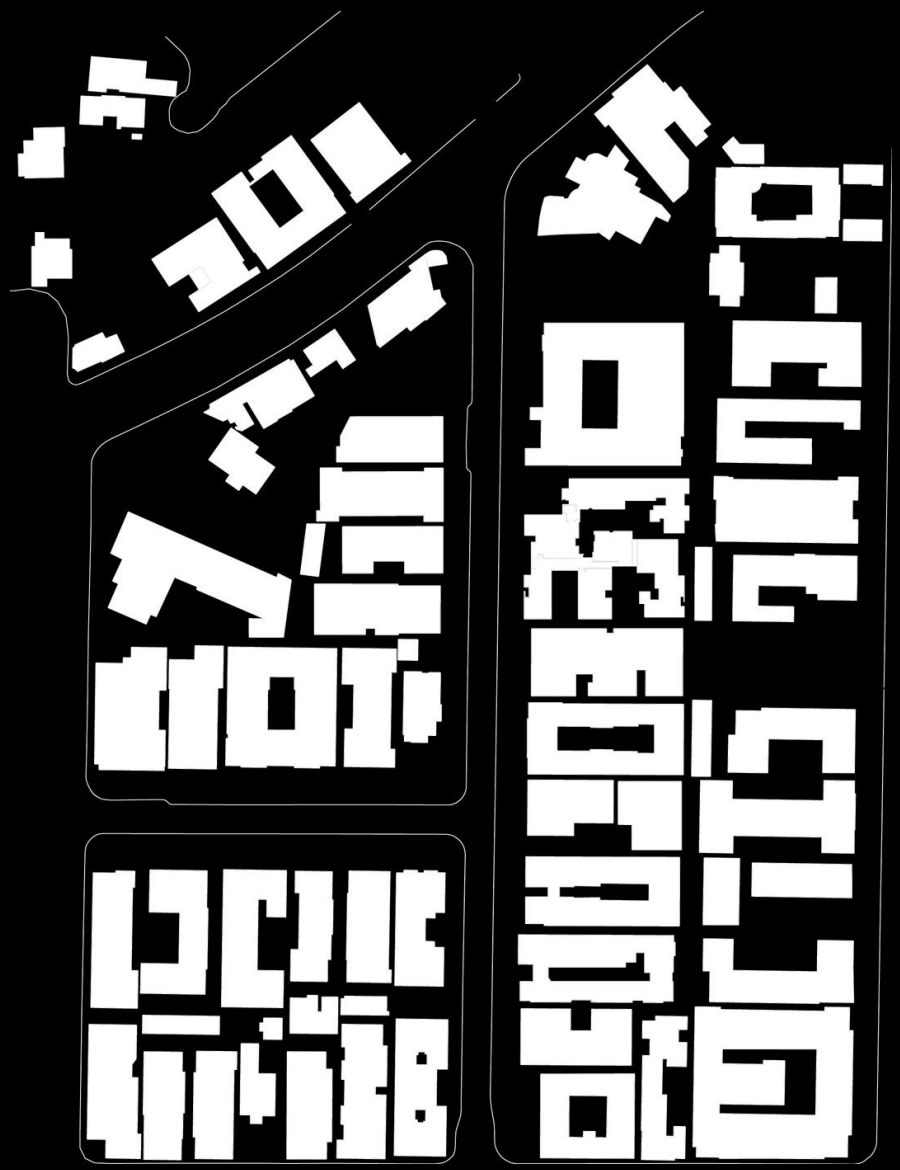
Are a variety of unit types included?



Flat/Loft | **Townhouse** | **Townhouse over Flat/Loft** | **Townhouse over Townhouse** | **Flats over Townhouse** | **Flats over Flat/Loft**

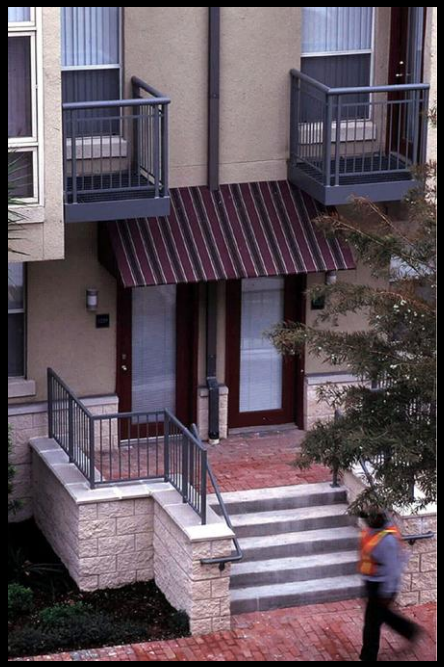
Is there a clear integration of the solid (building) and the void (open space)?

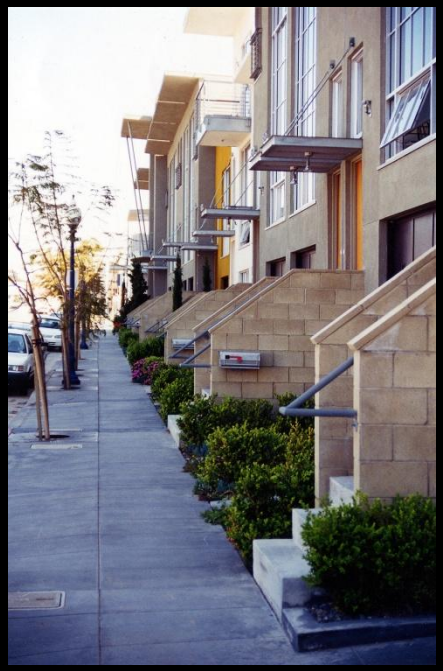




Has the ground floor been activated?

Are building fronts (entries) and backs (services) properly located?





Have industry efficiencies been utilized without being normative?

Has sustainability been considered at the building scale?

Have a multiple building styles or at least a ‘kit of parts’ been adopted?

MAKING TOD A REALITY IN THE SAN JOAQUIN VALLEY

180 East California Boulevard, Pasadena, California 91101 | 626 844.2400

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS